



BerkeleyShaw

161 Waterloo Warehouse Waterloo Road, Liverpool, L3 0BH

£240,000

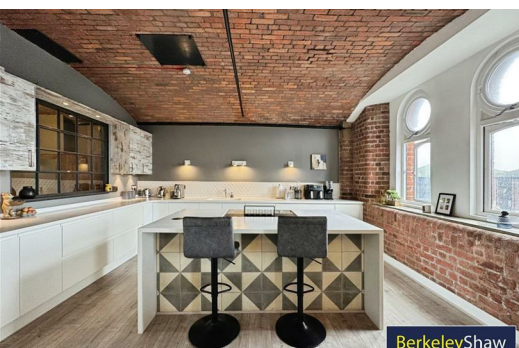
IMMACULATE TWO-BEDROOM APARTMENT WITH STUNNING WATER VIEWS | ICONIC WATERLOO WAREHOUSE | APPROX. 1,000 SQ FT | NO ONWARD CHAIN

Berkeley Shaw are delighted to bring to market this beautifully presented two-bedroom apartment, located on the second floor of the prestigious Grade II listed Waterloo Warehouse – a landmark waterfront development just a short walk from Liverpool City Centre.

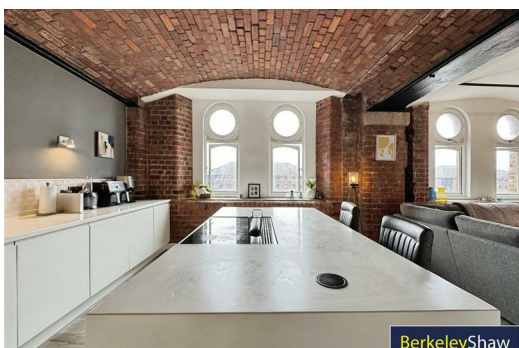
Offering approximately 1,000 sq. ft of stylish, turnkey accommodation, the apartment perfectly blends the character of a historic warehouse conversion with high-spec modern finishes. Ideal for first-time buyers, professionals or investors, it also benefits from being offered with no onward chain.

From the moment you enter, the space impresses with its exposed brick walls, vaulted ceilings, and industrial-style beams. The heart of the home is the stunning open-plan living, dining and kitchen area – flooded with natural light and boasting panoramic views across the dock and out to the River Mersey. The modern kitchen features quartz worktops, integrated appliances and a centre island with breakfast bar, making it an ideal space to relax or entertain.

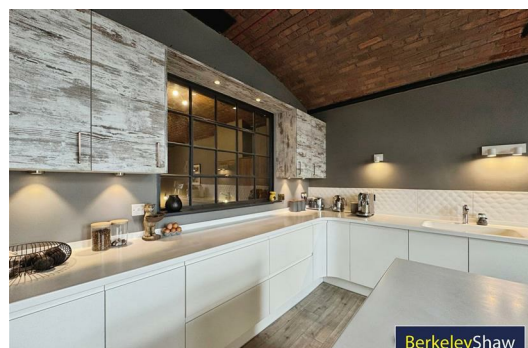
The master bedroom is generous in size and benefits from exposed brickwork, vaulted ceiling, and a sleek en-suite shower room. A second double bedroom provides flexible space for guests or a home office and is served



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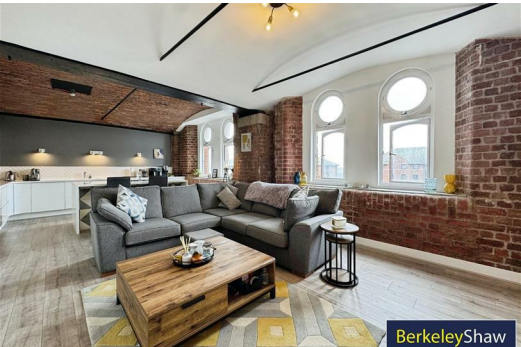
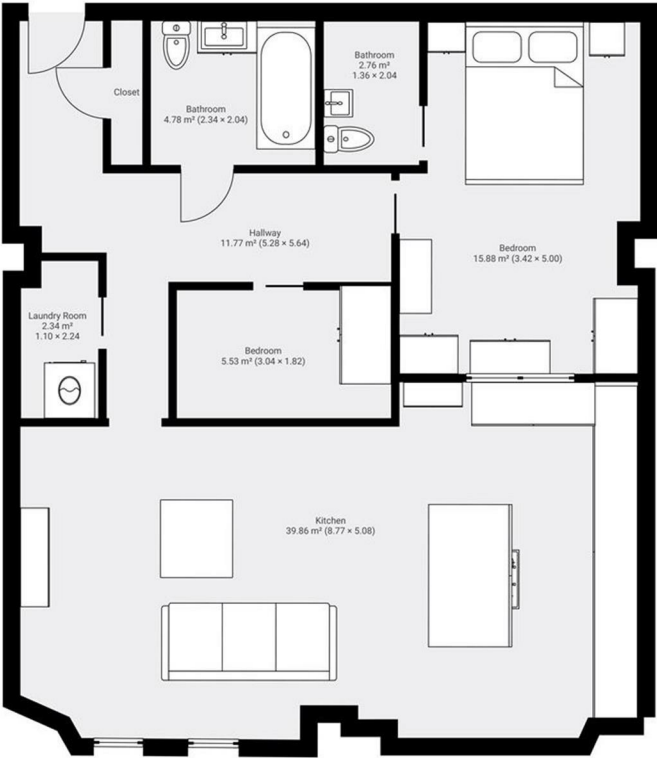


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- Externally
- Hallway
- Kitchen/living area
- Master bedroom
- En-suite
- Bedroom 2
- Bathroom
- Utility room

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	67	81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 



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