



BerkeleyShaw

Flat 115 Waterloo Warehouse Waterloo Road, Liverpool, L3 0BQ

£270,000

Stunning Two-Bedroom Duplex Apartment with Terrace, No Chain & Docksides Views – Waterloo Warehouse

Located within the historic and highly sought-after Waterloo Warehouse, this beautifully presented two-bedroom duplex apartment (formerly three bedrooms) offers the perfect blend of character, modern living, and accessibility. Originally part of Liverpool's thriving docklands, Waterloo Warehouse has been carefully converted into stylish residential apartments. Its prime waterfront setting places you just a short stroll from Liverpool City Centre, the Business District, and a wealth of cultural attractions.

This unique home enjoys private access with a ramped approach and has been thoughtfully adapted to suit a wide range of needs. A lift provides direct access from the ground floor to the first floor, while stairs are also available.

On the ground floor, a spacious entrance hall featuring a striking exposed brick column sets the tone for the apartment's characterful design. The front bedroom has been cleverly adapted to house the lift, whilst a useful storage room and a contemporary wet room add to the practicality. The master bedroom benefits from an en-suite bathroom and double doors opening onto a private terrace with open views across Waterloo Dock – an ideal spot for morning coffee or evening relaxation.



Hallway

Featuring exposed stone and brickwork alongside wood-effect flooring. This welcoming space connects the study, storage areas, bathrooms and bedroom.

Study/Bedroom 3

9'5" x 6'9" (2.88m x 2.05m)

Currently housing the lift, giving access to the first floor, the space is flooded with light via a generous window and offers space for a desk.

Wet room

An additional ground-floor bathroom offers a practical wet room style with a basin and toilet, finished with light neutral tiling for a sleek, easy-to-maintain space.

Master Bedroom

25'1" x 14'2" (7.65m x 4.31m)

A generous ground-floor bedroom extends over 7.6 metres in length and 4.3 metres in width, featuring large glass doors that open to waterside views. The wood-effect flooring complements the natural stone walls, adding warmth and character to the room. Complete with double doors out to the private terrace area overlooking the water.

En-suite bathroom

Modern bathroom complete with a white suite including a basin with under sink storage, WC and bath with hand shower.

Landing

The first floor hall provides access to the shower room, kitchen, lounge, and second bedroom bedroom, incorporating a mix of traditional architecture with exposed brick column.

Kitchen

The contemporary kitchen is thoughtfully designed with a mix of sleek cabinetry in a neutral finish and dark work surfaces offering ample storage. Integrated appliances include a double Neff oven, washing machine, dishwasher and electric hob.

Lounge

31'8" x 14'2" (9.65m x 4.31m)

Spanning over 9.6 metres by 4.3 metres, the lounge is an impressive living space characterised by rustic brick vaulted ceilings and exposed stonework. The room is divided into a relaxing seating area and a dining space, both filled with natural light from wide French doors leading out to the waterside. The combination of traditional architectural features and contemporary furnishings creates a unique and welcoming environment.

Bedroom 2

14'2" x 9'5" (4.31m x 2.88m)

The upstairs bedroom measures approximately 4.3 metres by 2.9 metres and offers a quiet retreat with views towards the water. The room features a vaulted brick ceiling and neutral décor, providing a comfortable and airy atmosphere perfect for rest and relaxation.

Bathroom

The bathroom on the first floor is fitted with a modern suite including a walk in shower, basin, and toilet. The space features a combination of white and dark tiling which creates a clean and sophisticated look, complemented by exposed brick details that add character and texture.

Externally

This spacious apartment benefits from an allocated parking space located directly outside of the front door with ramped access. The apartment further benefits from a private terrace area located directly off the master bedroom, ideal for a morning coffee.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
74		82
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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Measure (2020)



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