

## Waterloo Warehouse Waterloo Road, Liverpool, L3 0BG

Offers Over £280,000

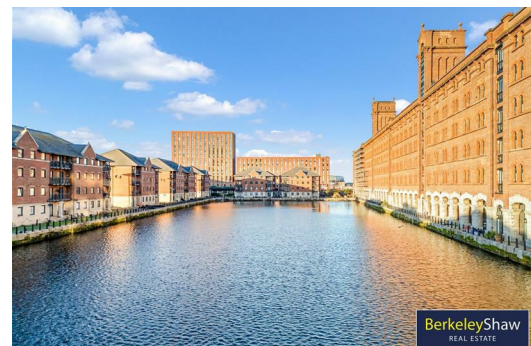
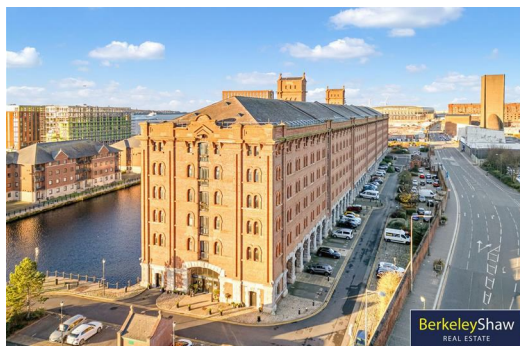
Berkeley Shaw are delighted to present this exceptional no onward chain duplex apartment, set within the iconic Waterloo Warehouse, one of Liverpool's most historic and architecturally significant waterfront conversions. Originally built in the 19th century, the building proudly showcases its industrial heritage with stunning vaulted ceilings, exposed brickwork, and impressive warehouse proportions — offering a truly unique blend of character and modern comfort.

**\*\*Please note a share of the freehold will be transferred to the new owner of the apartment on completion\*\***

Finished to a high standard throughout, the apartment offers generous and versatile accommodation. The layout includes two spacious double bedrooms, a large open-plan living and dining space, a modern fitted kitchen with NEFF appliances, an en-suite shower room, and a contemporary family bathroom.

The property features two Juliet balconies — one from the master suite and another from the main living area — both enjoying beautiful views across Waterloo Dock, allowing natural light to flood the space and enhancing the connection to the waterfront surroundings.

Additional benefits include allocated parking, convenient visitor parking, and an on-site concierge service, providing peace of mind and everyday convenience for residents.



### Entrance hall

Inviting entrance hall with oak flooring. It features a stylish staircase with wooden treads and glass balustrades, adding a contemporary touch to the space with understairs storage.

### Master bedroom

25'11" x 12'10" (7.9m x 3.9m)

This spacious bedroom on the lower floor features striking exposed brickwork on a vaulted ceiling, paired with oak flooring that adds warmth to the room. It enjoys natural light from French doors that open to a Juliet balcony offering fantastic views of Waterloo Dock, creating a bright and airy atmosphere. A large contemporary wardrobe with sliding doors offers ample storage.

### En-suite Shower Room

9'6" x 7'1" (2.9m x 2.1m)

The shower room is fully tiled in natural stone with a minimalist design featuring a walk-in shower with a glass screen, a wall-mounted basin with a vanity unit beneath, and a toilet.

### Hallway

The hallway is bright with oak flooring continuing from the living areas. It features a stylish staircase with wooden treads and glass balustrades, adding a contemporary touch to the space.

### Living Room/Dining Room

32'10" x 13'10" (10.0m x 4.2m)

The bright and airy open-plan living and dining area is defined by a beautiful exposed brick vaulted ceiling and oak flooring. French doors allow sunlight to flood the space, creating a welcoming environment with access to a further Juliet Balcony. The sitting area comfortably accommodates multiple sofas, while the dining area features a large table illuminated by recessed lighting inset in a ceiling alcove. This room seamlessly blends contemporary style with original character, enhanced by modern lighting and tasteful decor.

### Kitchen

9'11" x 9'8" (3.0m x 2.9m)

The kitchen is well equipped and modern, featuring sleek pale blue cabinetry with chrome handles that contrast nicely with the black countertop and tiled splash back. Integrated appliances include an oven, electric hob with extractor fan, dishwasher and space for a washing machine.

### Bedroom 2

16'10" x 13'3" (5.1m x 4.0m)

This bedroom on the first floor is characterised by exposed brick vaulted ceilings and light wood flooring, offering a warm and inviting atmosphere. It benefits from dual arched windows that bring in plenty of natural light.

### Bathroom

The ensuite bathroom is sleek with modern fittings, including a wood-paneled bathtub set against elegant stone tiling, creating a luxurious space for relaxation with a WC, basin and heated towel rail.

### Externally

The apartment benefits from on site concierge, secure intercom entry, allocated parking & guest parking available.

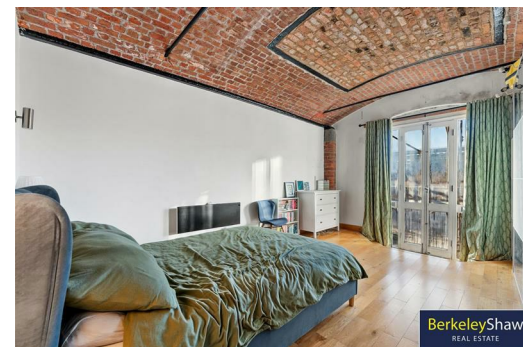
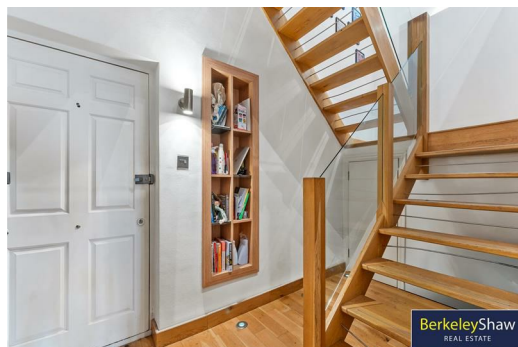
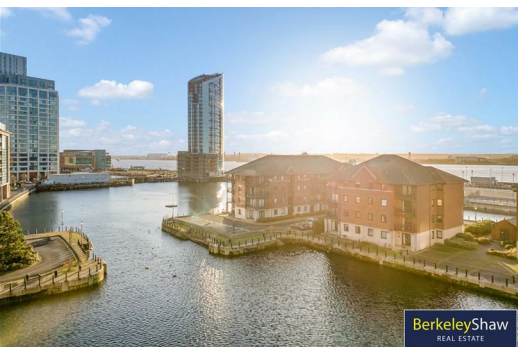
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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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 error, omission or mis-statement. 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 Mirograph 6/2025



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

