



The Mercantile, 74 Duke Street, Liverpool, L1 5AT

£1,050 PCM

This immaculate two-bedroom flat is available **to let** within The Mercantile development in central Liverpool, offering an open-plan layout and luxury communal grounds.

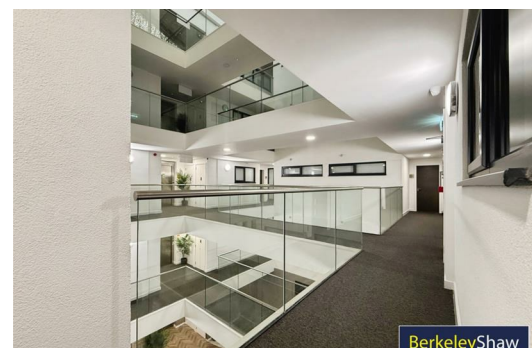
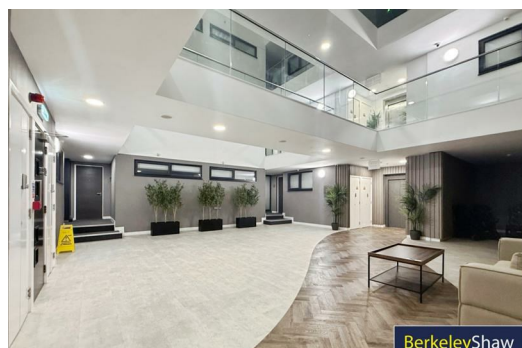
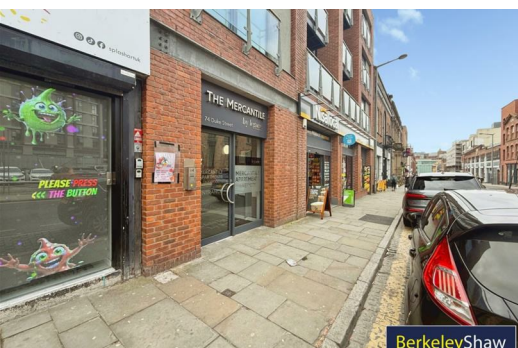
The property features a spacious open-plan reception room with wood floors, large windows and a Juliette balcony, providing excellent natural light. Built-in storage helps maximise space and practicality. The open-plan kitchen includes a kitchen island, built-in pantries, dining space and a breakfast area, with generous natural light creating a bright everyday living and entertaining area.

There are two double bedrooms, both benefiting from free-standing wardrobes. The master bedroom is well proportioned, providing a comfortable main sleeping space. The bathroom is finished with a free-standing bath, separate rain shower, built-in storage and a heated towel rail.

Residents enjoy access to luxury communal grounds, offering an appealing outdoor environment in this urban location. The flat has an EPC rating of C and falls within Council Tax Band C.

Situated in a sought-after part of Liverpool city centre, the flat is well placed for local amenities, bars, restaurants and shopping around the commercial district and Liverpool ONE. Nearby green spaces include Chavasse Park and St John's Gardens.

Public transport links are strong: Liverpool Lime Street and Moorfields stations provide rail services to Manchester, Wigan, Preston and beyond, with journeys to Manchester typically around 1 hour. Local bus routes operate throughout the city, supporting convenient urban travel for commuting and leisure.



Front Exterior

Lounge

Kitchen

Bedroom 1 (Master)

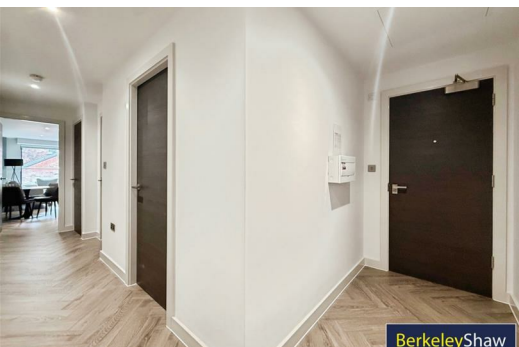
Bedroom 2

Bathroom

Communal

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		
England & Wales	EU Directive 2002/91/EC	

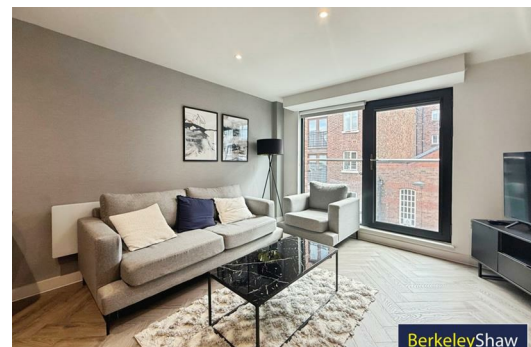
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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