



**BerkeleyShaw**  
REAL ESTATE

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

### Offers Over £240,000

Stunning Duplex Apartment with Waterfront Views in the Iconic Waterloo Warehouse

Berkeley Shaw Real Estate are proud to present this impressive two-bedroom duplex apartment, set on the fifth floor of the highly desirable Waterloo Warehouse. Extending to approximately 1,200 sq ft, this exceptional Grade II listed conversion beautifully blends striking period features with modern-day living with original exposed brickwork and industrial steel beams.

Arranged over two floors, the accommodation is both spacious and well-appointed. The entrance level comprises a welcoming hallway leading to a contemporary fitted kitchen, complete with integrated appliances including fridge, freezer, dishwasher, washing machine, hob with extractor, and double oven. The expansive open-plan living and dining area is flooded with natural light and enjoys captivating views across the docks and River Mersey—perfect for both relaxing and entertaining.

The upper level hosts a spacious master bedroom with a dedicated dressing area and en-suite bathroom, alongside a further generous double bedroom with fitted storage. A stylish main bathroom serves the second bedroom and guests alike.

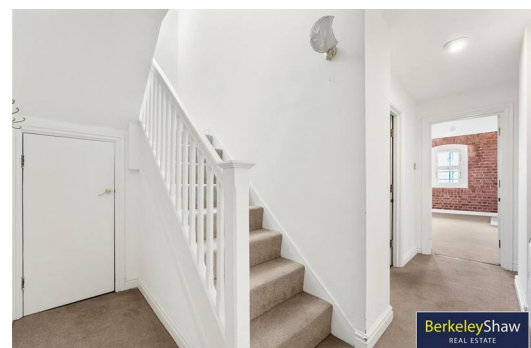
Residents of Waterloo Warehouse benefit from a secure, gated development with 24-hour concierge service. The property also includes an allocated parking space, additional visitor parking and double glazing throughout.



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| 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 |

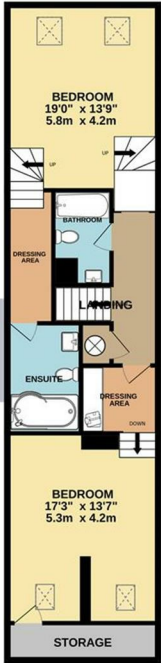
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

LOWER FLOOR  
439 sq ft (40.7 sq m.) approx.

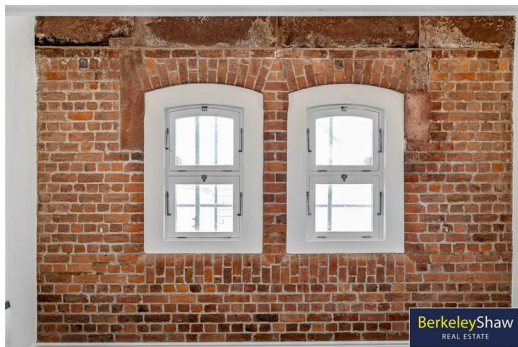
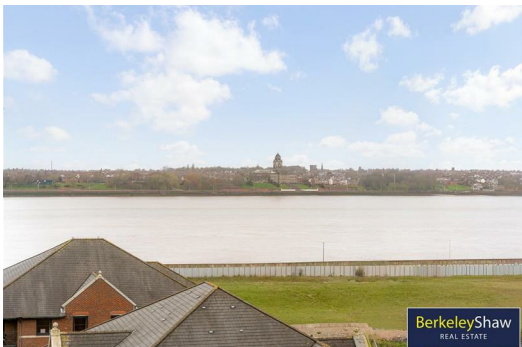


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1ST FLOOR  
790 sq ft (73.4 sq m.) approx.



TOTAL FLOOR AREA: 1229 sq ft (114.1 sq m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission in this 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 Metreplan 10026



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