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REAL ESTATE

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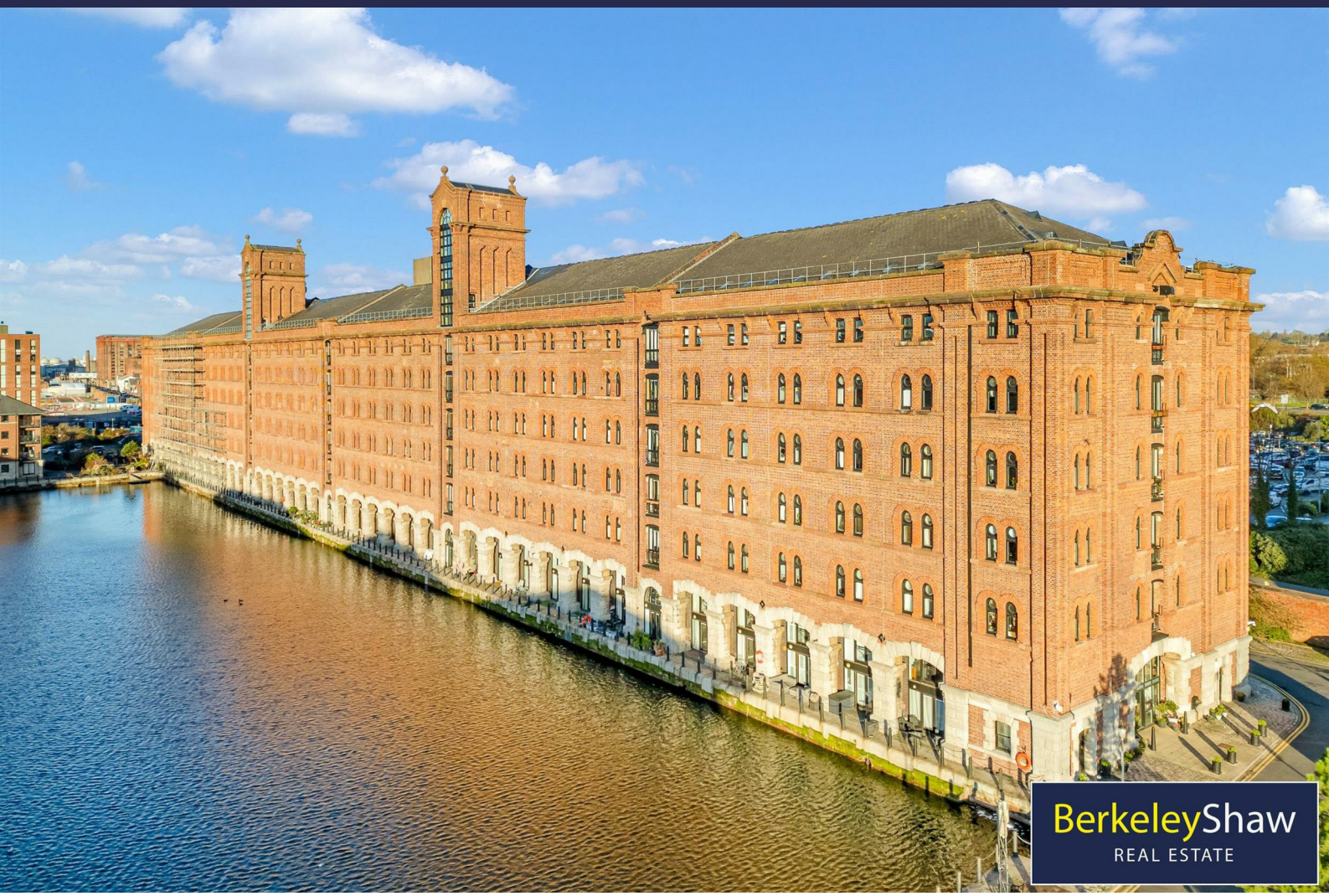


Waterloo Warehouse Waterloo Road, Liverpool, L3 0BQ

Offers In Excess Of £270,000

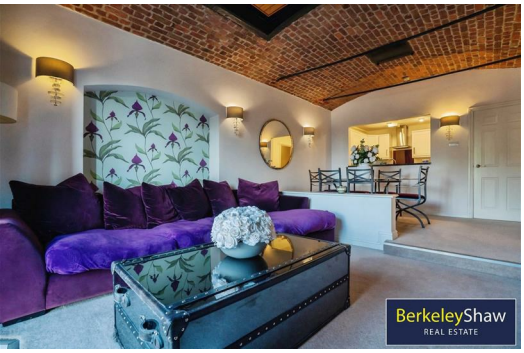
Berkeley Shaw are delighted to present this exceptional two-bedroom duplex apartment, set within the iconic Waterloo Warehouse — one of Liverpool's most historic and architecturally significant waterfront conversions. Dating back to the 19th century, the building proudly retains its industrial heritage, showcasing dramatic vaulted ceilings, exposed brickwork, and impressive warehouse proportions, seamlessly blended with contemporary living.

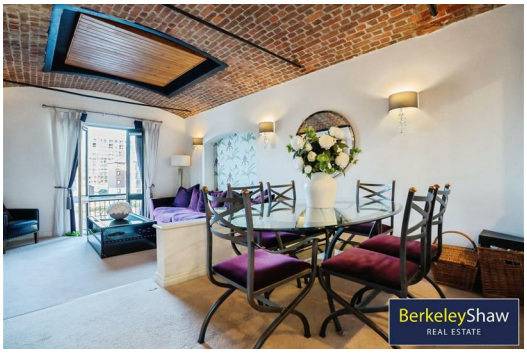
Perfectly positioned overlooking Waterloo Dock, this stunning apartment enjoys a prime waterfront setting with scenic riverside walks and striking views towards the River Mersey. A wide range of local shops, cafés, supermarkets, and excellent transport links via road and rail are all within easy walking distance, making this an outstanding lifestyle location.

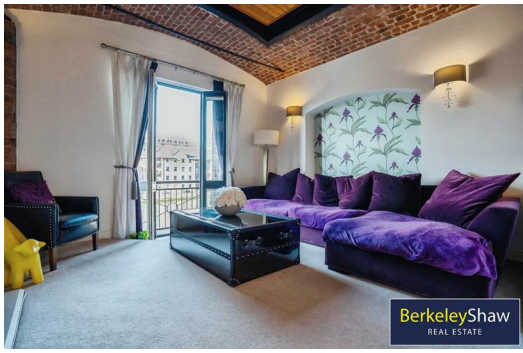
The development benefits from secure access, lift access to upper floors, on-site concierge services, allocated parking, and additional guest parking.

The well-designed accommodation comprises two spacious double bedrooms, including an impressive master suite featuring an exposed brick vaulted ceiling, feature alcove, and a stylish three-piece en-suite bathroom with vanity unit. A further modern guest bathroom serves the second bedroom and visitors alike.

At the heart of the apartment is a contemporary fitted kitchen with a range of integrated appliances, overlooking the striking open-plan living and dining area. This superb space is ideal for entertaining or relaxing,







Externally
On site concierge, allocated parking & guest parking.

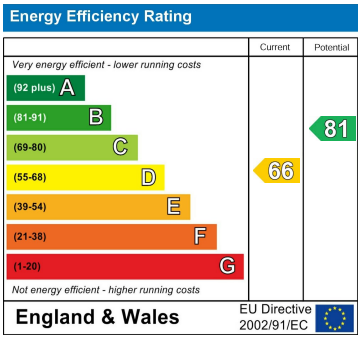
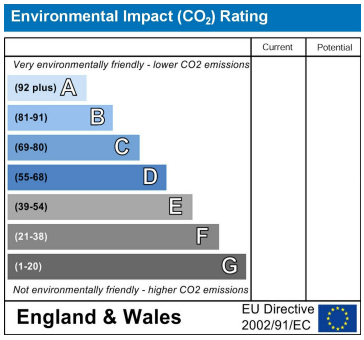
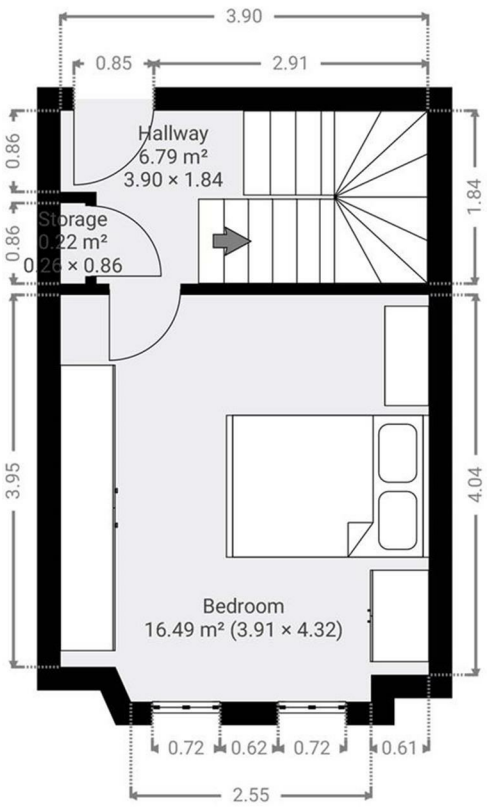
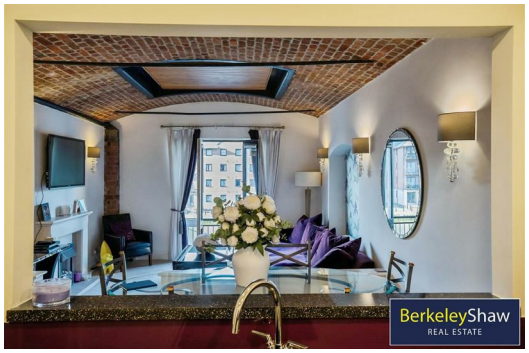
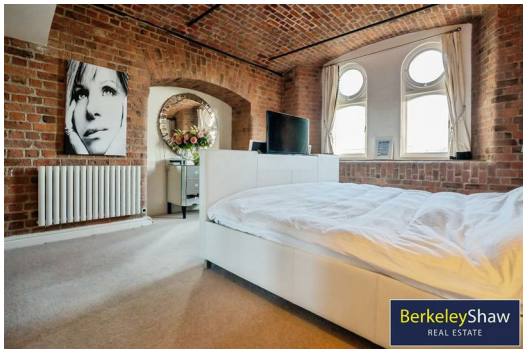
Entrance hall
Welcoming entrance hallway providing access to the guest bedroom and stairs to lower floor.

Guest bedroom
A well-proportioned second double bedroom, ideal for guests, professionals, or home office use with double glazed windows, feature exposed brick wall & vaulted ceiling.

Master bedroom
A well-proportioned master bedroom boasting fitted wardrobes, double glazed windows, newly fitted electric radiator, feature exposed brick wall & vaulted ceiling.

En-suite
A contemporary en-suite bathroom featuring a large bath with over-bath shower and glass screen, complemented by tiled walls and flooring. Finished with a WC, wash basin with vanity unit, and a heated towel rail.

Hallway
Two storage cupboards, one of which houses the water tank, electric radiator & intercom entry system.

Kitchen
A modern fitted kitchen overlooking the living space, equipped with an electric hob, electric oven, extractor hood, integrated fridge freezer, integrated washing machine, and composite sink, all thoughtfully designed to complement the apartment's contemporary warehouse style.

Open plan living/dining room
An impressive open-plan living area, perfect for relaxing or entertaining, featuring a striking vaulted ceiling, newly fitted electric radiators, and French doors opening onto a Juliet balcony with views overlooking Waterloo Dock.