



## 12 Beach Lawn, Liverpool, L22 8QA

Asking Price £450,000

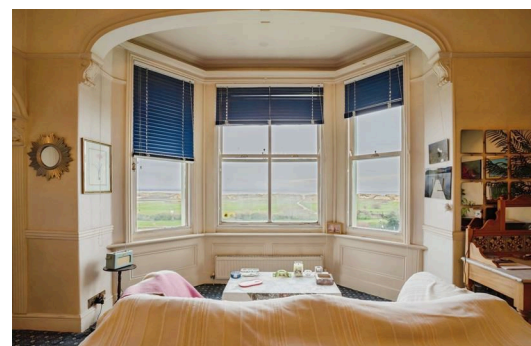
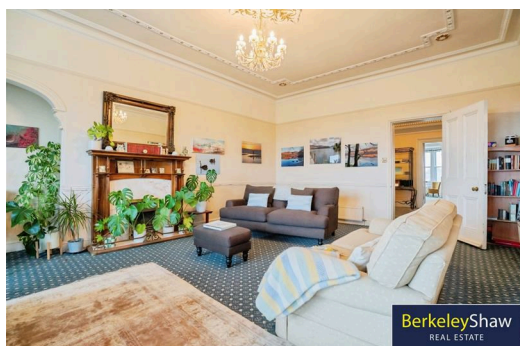
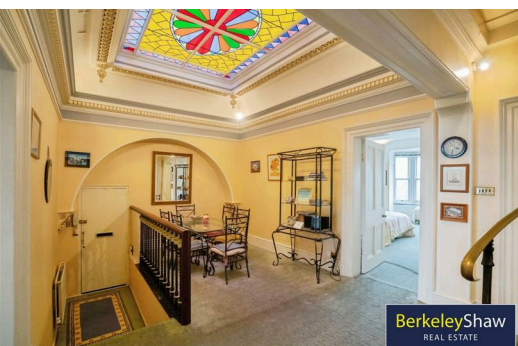
A rare opportunity to acquire an exceptional three double-bedroom DUPLEX PENT HOUSE apartment set within the prestigious and historic Beach Lawn, Waterloo. This Grade II listed residence dates back to circa 1860 and showcases an array of stunning original CHARACTER features, all beautifully preserved within a unique, ornate ITALINATE architectural style.

With breath taking sea views to the front across Crosby Marina and the River Mersey beyond, spectacular sunsets enjoyed from your own bay window, this remarkable home truly must be seen to be fully appreciated. Accessed via an IMPRESSIVE ornate communal staircase to the second floor, the apartment is arranged over two spacious levels, offering generous and versatile accommodation. The property retains an abundance of PERIOD CHARM including original fireplaces, intricate plasterwork, a striking wrought iron SPIRAL STAIRCASE, and a monumental stained-glass ceiling that floods the interior of the dining area with natural light.

Inside is an elegant open dining area, a stunning front lounge with captivating views, a separate family room, and a spacious dining kitchen featuring bay window overlooking the communal gardens and access to a fire exit staircase, bedroom 1 and a family bathroom. The upper level accessed via a spiral staircase offers two double bedrooms and bathroom. A ladder gives access to the external enclosed roof terrace with captivating views all enjoying the character and scale synonymous with properties of this era.

Externally you have 3 brick-built outbuildings and allocated parking for 3 vehicles, all residents benefit from communal gardens to the rear, a rare and valuable asset for such a historic address.

Situated on the renowned Crosby Heritage Trail, the property lies adjacent to the famous Beach Lawn House, formerly owned by Thomas Ismay of the White Star Line, the shipping company associated with the Titanic, enhancing the historical significance of this distinguished location.



**Dining**  
11'0" x 6'10" (3.36 x 2.10)

**Hall**

**Lounge**  
23'0" x 15'7" (7.03 x 4.77)

**Kitchen/Diner**  
16'5" x 13'8" (5.02 x 4.17)

**Family Room**  
15'4" x 11'7" (4.68 x 3.55)

**Bathroom**  
9'6" x 6'1" (2.92 x 1.87)

**Bedroom 1**  
16'5" x 13'7" (5.02 x 4.15)

**Bedroom 2**  
14'6" x 13'8" (4.43 x 4.17)

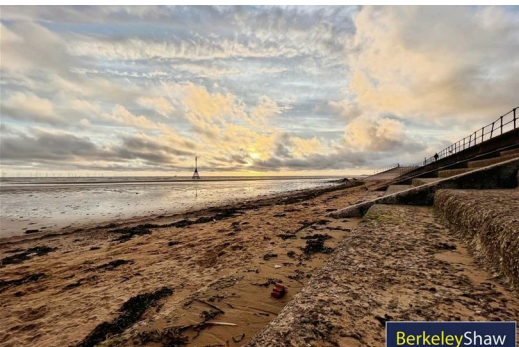
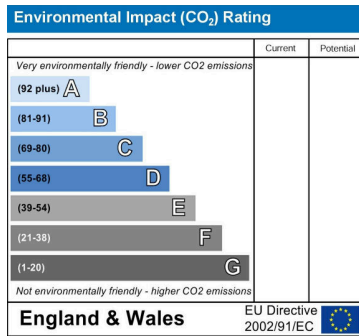
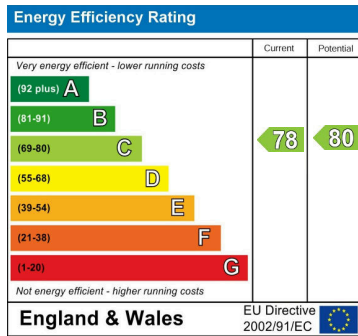
**Bedroom 3**  
14'6" x 13'7" (4.43 x 4.15)

**Bathroom - Top Floor**  
8'2" x 8'1" (2.49 x 2.47)

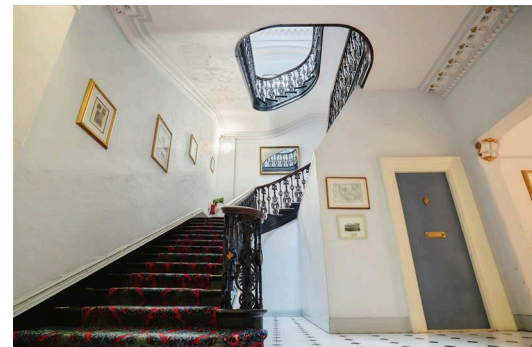
**Landing**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, beams and any other items are approximate and the responsibility is taken for any error, omission or inaccuracy. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, square and eaves storage have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropack (2020)



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