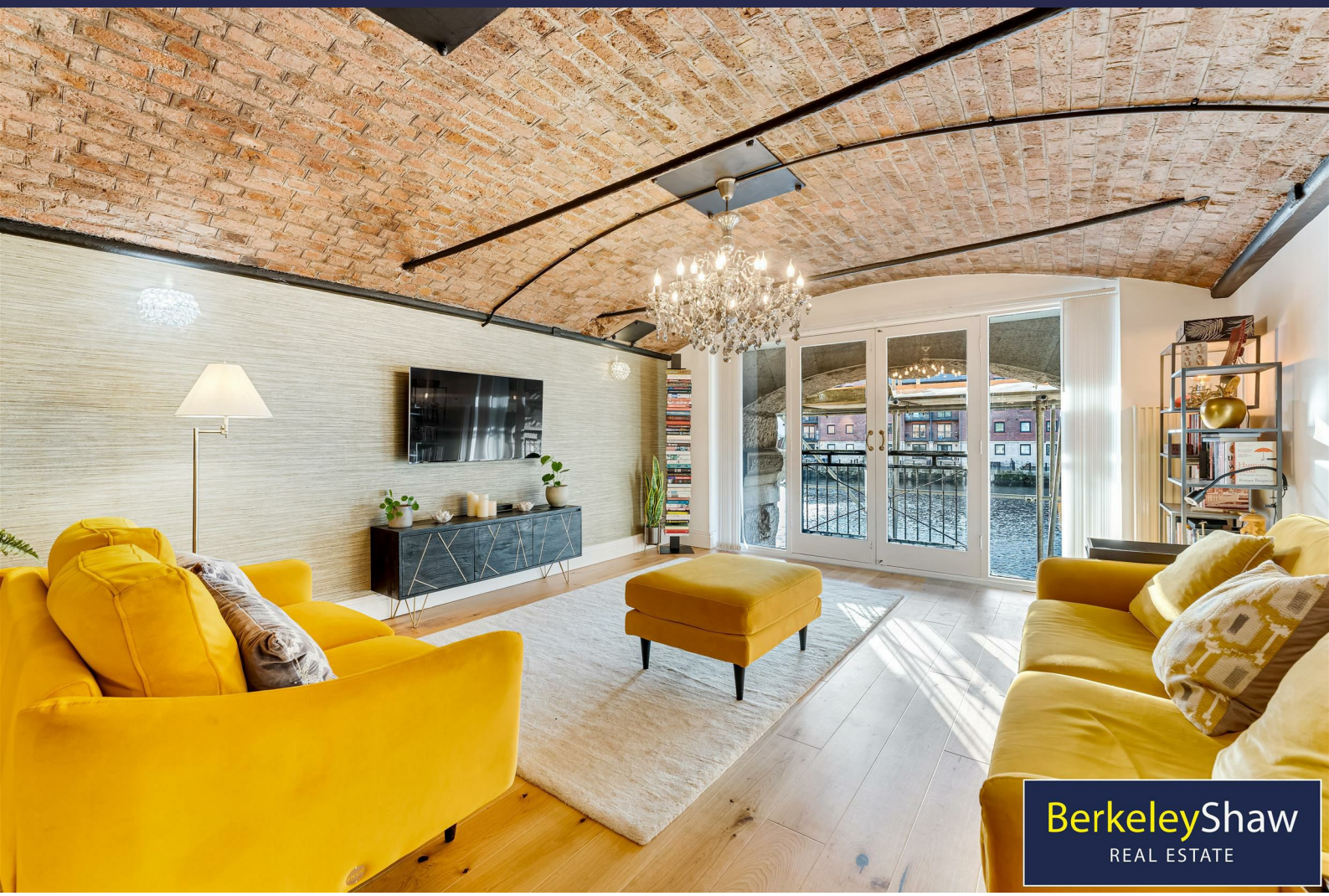
BerkeleyShaw
REAL ESTATE

The Ternary, Old Haymarket, Liverpool, L1 6ER
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# Waterloo Warehouse Waterloo Road, Liverpool, L3 0BG

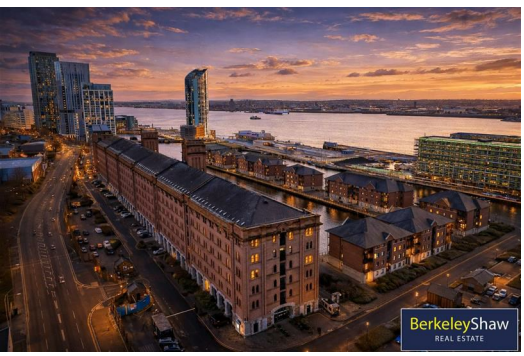
## Offers Over £300,000

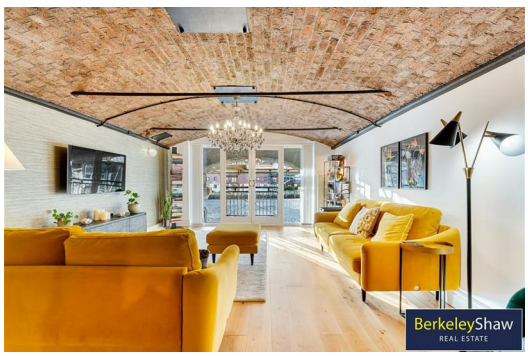
Berkeley Shaw are delighted to present this exceptional, two-bedroom apartment set within the iconic Waterloo Warehouse — one of the city's most historic and architecturally significant waterfront conversions. Originally constructed in the 19th century, the building proudly celebrates its industrial heritage through dramatic vaulted ceilings, exposed brickwork, and impressive warehouse proportions, creating a rare blend of character and contemporary comfort.

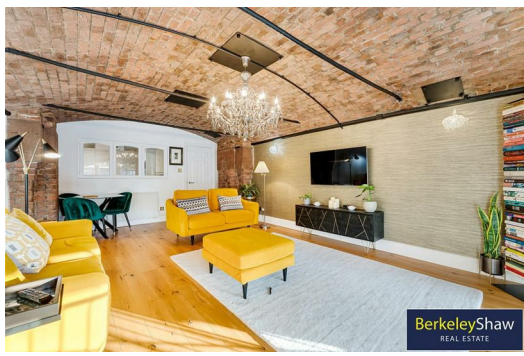
Accessed via a well-maintained communal hallway serving just four apartments, stairs lead to this beautifully finished home. The apartment opens into a welcoming entrance hall with access to a practical laundry space, setting a tone of thoughtful design and everyday convenience.

The heart of the home is a stunning open-plan living and dining area, defined by an impressive vaulted ceiling and flooded with natural light from French doors that open onto a Juliet balcony. From here, residents enjoy captivating views across Waterloo Dock — a tranquil backdrop that makes this space perfect for entertaining or simply unwinding. The adjacent fitted kitchen overlooks the living area and features sleek high-gloss cabinetry alongside a range of integrated appliances, combining style with practicality.

The master suite is equally striking, boasting its own vaulted ceiling and French doors leading to a second Juliet balcony with waterfront views. A spacious four-piece en-suite bathroom adds a luxurious feel, creating a private retreat within the home. The layout is completed by a further generous double bedroom and a newly fitted, contemporary shower room finished to a high standard.



## Communal hallway
Secure intercom entry with stairs leading to the apartment.

## Hallway
The hallway has polished wooden floors and leads through the property connecting the bedrooms, bathrooms, kitchen, and living room. It features white walls adorned with framed artwork, a radiator, and a console table with decorative items, creating a welcoming and elegant entrance.

## Living Room
20'4" x 13'10" (6.2 m x 4.2 m)
This bright and spacious living room features striking vaulted brick ceilings with exposed black beams, creating a unique and inviting atmosphere. Light floods in through large glass double doors that open out onto a Juliet balcony with views over the Waterloo Dock, enhancing the airy feel. The room is finished with warm wooden flooring, making it perfect for relaxing or entertaining.

## Kitchen
10'6" x 8'11" (3.2 m x 2.7 m)
The kitchen is modern and sleek with glossy white cabinetry and clean lines providing ample storage space. A large window with internal glass panels looks through to the living area, allowing natural light to flow through. The kitchen is fitted with integrated appliances including an oven, microwave, dishwasher, fridge freezer and a black extractor hood above the induction hob. The surfaces are finished with white worktops, creating a fresh and contemporary workspace.

## Master suite
18'3" x 13'9" (5.6 m x 4.2 m)
Bedroom 1 enjoys a peaceful and spacious feel, with carpeted floors and the characteristic vaulted brick ceiling with black beams. Large glass double doors open to a balcony overlooking the Waterloo Dock, allowing in plenty of natural light.

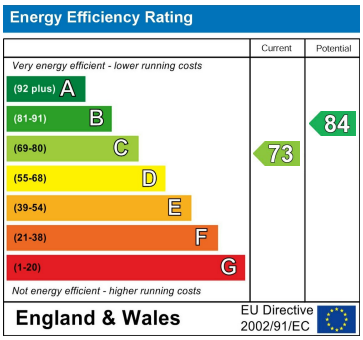
## En-suite bathroom
8'10" x 8'2" (2.7 m x 2.5 m)
The main bathroom is spacious and finished to a high standard, featuring tiled floors and half-tiled walls with a blue mosaic design. It includes a white bath, a shower, a pedestal basin, and a toilet. The exposed brick column adds warmth and character to the otherwise clean and bright room. This bathroom offers a comfortable and functional space for everyday use.

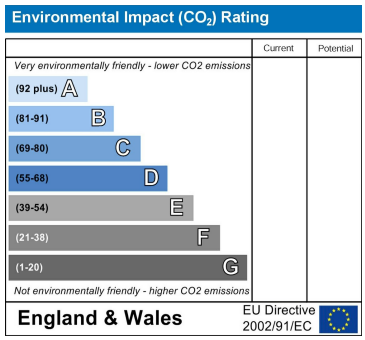
## Bedroom 2
23'10" x 13'8" (7.3 m x 4.2 m)
Bedroom 2 is a generous double room featuring the same charming vaulted brick ceiling with black beams seen throughout the property. The room is carpeted in a neutral tone, creating a cosy and restful environment.

## Shower room
13'5" x 9'0" (4.1 m x 2.7 m)
This is a well-appointed ensuite bathroom with a contemporary finish. The floor and walls are tiled in light tones, and the space includes a large walk in shower, a toilet, and a basin set within a practical vanity unit. The exposed brickwork adds character and warmth to the otherwise sleek and modern room.

## Laundry/utility
Practical space house the washing machine and storage.

## Externally
Secure allocated parking with on site concierge.







Whilst 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, 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.
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