

118 BEATRICE STREET

BOOTLE L20 2EH

TO LET

A Design-Led Masterpiece by Nicholson Homes

2 Bedrooms | Fully Furnished | Luxury Specification



NICHOLSON

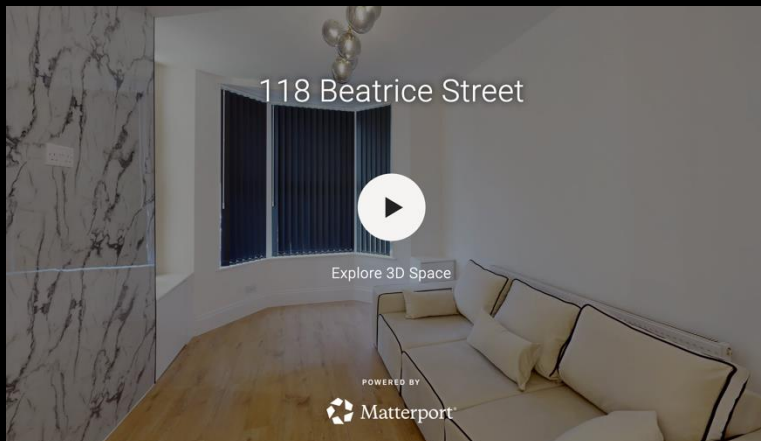
MAX
EDITION

DESCRIPTION

Step inside a home that's redefining the rental experience. 118 Beatrice Street is not just a refurbishment — it's a total reinvention of the traditional terraced home.

Every detail has been re-imagined with precision, delivering a level of sophistication and interior design usually reserved for luxury developments.

From the moment you enter, you're greeted by subtle LED lighting details, statement ceilings and immaculate finishes that flow seamlessly through each room.



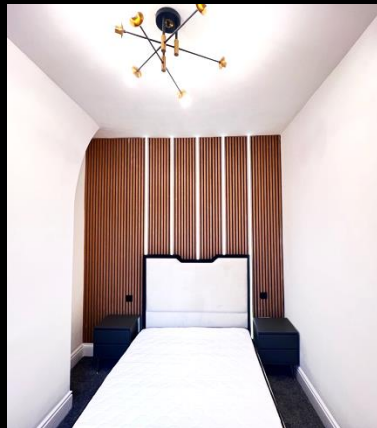
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The kitchen is a true showpiece — a space where contemporary design meets everyday functionality. Marble-effect walls and worktops set the tone, complemented by soft-close cabinetry, integrated appliances, and a striking 3D feature ceiling illuminated by recessed lighting.

The open-plan dining and living space blends texture, light, and form. Full-height marble panels, warm timber slats and architectural LED strips create an ambience that feels both opulent and calming — the perfect setting for entertaining or unwinding in style.

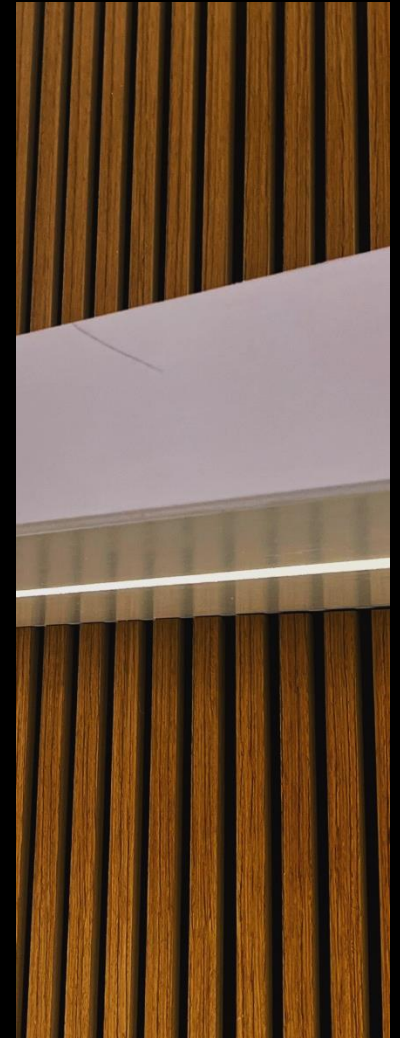
Upstairs, the bedrooms echo boutique-hotel luxury, complete with feature headboards, bespoke lighting, and integrated ambient LED backdrops.



Each room is furnished to perfection, offering comfort, balance, and visual harmony. The bathroom is a designer statement — beautifully tiled in marble finish with black-framed glazing, illuminated alcoves, a vessel basin and rainfall shower.

A space that elevates daily routines into moments of indulgence.

Throughout, modern lighting, precision joinery, and seamless material transitions showcase Nicholson's signature approach: "where functionality meets opulence."



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— BOOTLE L20 2EH —

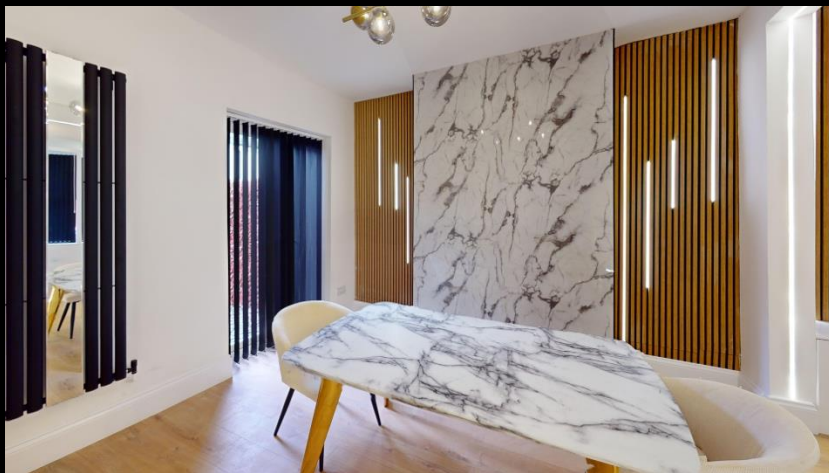
GALLERY

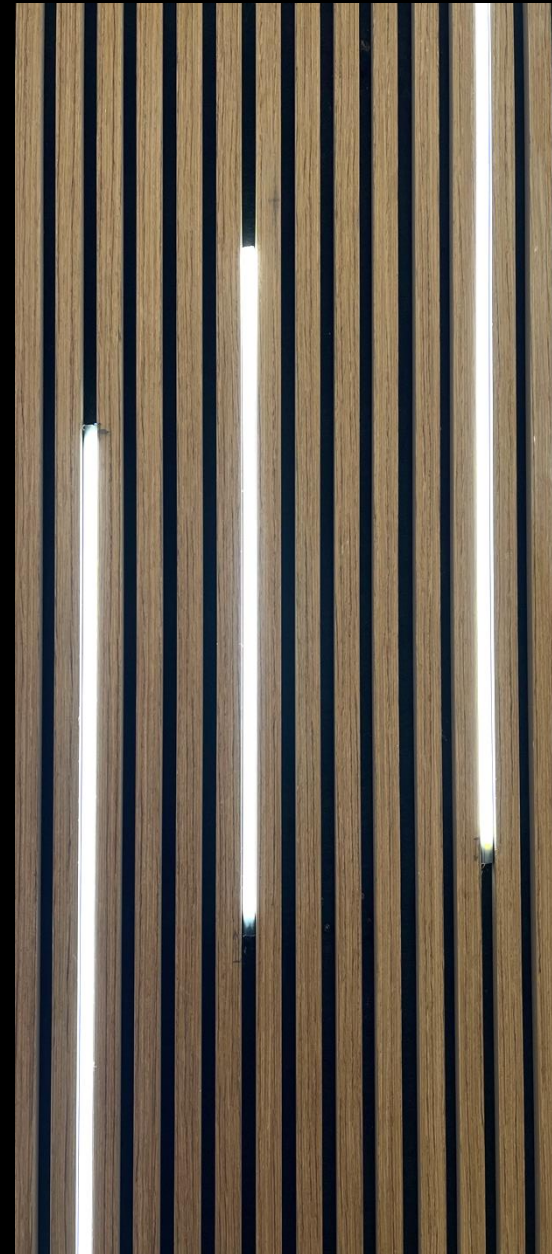
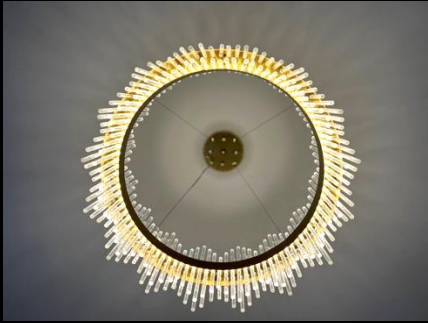
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FLOOR MEASUREMENTS



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Matterport Property Report

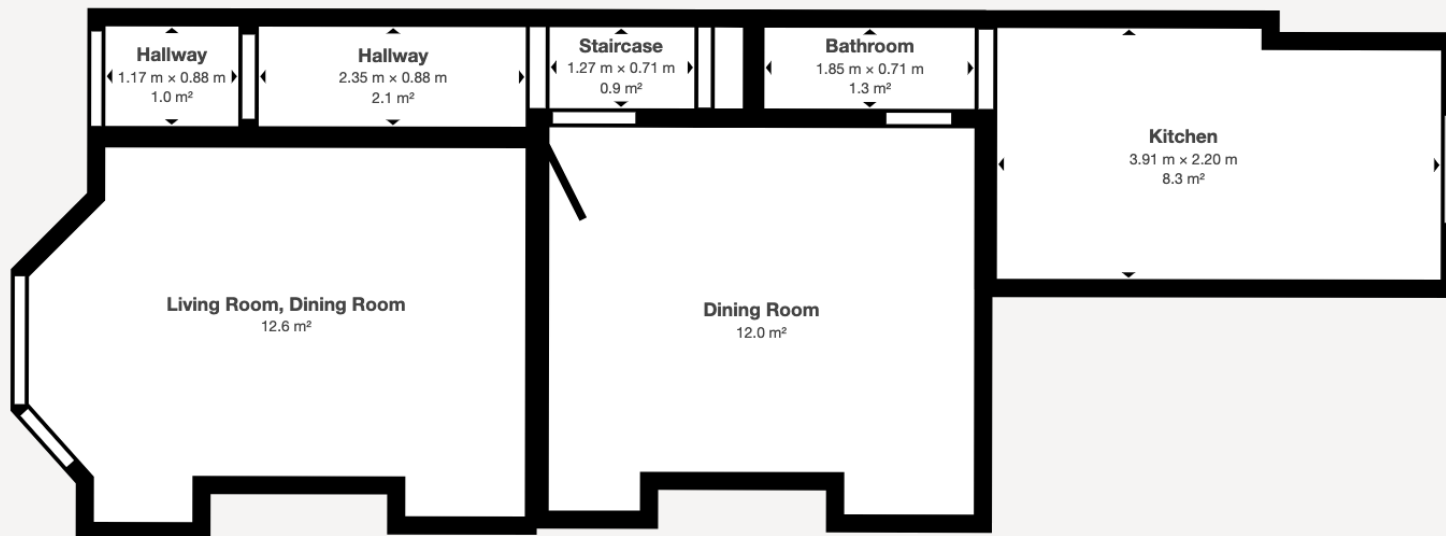
118 Beatrice Street

Indoor Scanned Area 90.3 m²

Sizes and dimensions are approximate; actual may vary

Indoor Dimensions

Room	Dimensions	Ceiling Height	Net Floor Area	Gross Floor Area	Floor
Floor 1	–	–	38.4 m ²	48.1 m ²	–
Bathroom	1.85 m × 0.71 m	Up to 2.02 m	1.3 m ²	2.0 m ²	Floor 1
Dining Room	N/A	2.69 m	12.0 m ²	14.0 m ²	Floor 1
Hallway	2.35 m × 0.88 m	2.63 m	2.1 m ²	3.3 m ²	Floor 1
Hallway	1.17 m × 0.88 m	2.60 m	1.0 m ²	1.7 m ²	Floor 1
Kitchen	3.91 m × 2.20 m	2.36 m	8.3 m ²	10.3 m ²	Floor 1
Living Room, Dining Room	N/A	2.69 m	12.6 m ²	15.0 m ²	Floor 1
Staircase	0.25 m × 0.71 m	1.84 m	0.2 m ²	0.4 m ²	Floor 1
Staircase	1.27 m × 0.71 m	2.72 m	0.9 m ²	1.4 m ²	Floor 1
Floor 2	–	–	34.6 m ²	42.2 m ²	–
Bathroom	2.16 m × 2.23 m	2.39 m	4.8 m ²	6.4 m ²	Floor 2
Bedroom	N/A	3.00 m	9.3 m ²	11.1 m ²	Floor 2
Bedroom	3.70 m × 3.98 m	2.57 m	15.4 m ²	18.3 m ²	Floor 2
Hallway	3.74 m × 1.37 m	5.16 m	5.1 m ²	6.4 m ²	Floor 2
Indoor Property Totals	–	–	73.0 m ²	90.3 m ²	–



Matterport Property Report:

118 Beatrice Street

Gross Floor Area - Full Property 90.9 m² | Floor 1 48.6 m²

Sizes and dimensions are approximate, actual may vary

Visit 3D space on
Matterport





 Matterport Property Report:

118 Beatrice Street

Gross Floor Area - Full Property 90.9 m² | Floor 2 42.3 m²

Sizes and dimensions are approximate, actual may vary

Visit 3D space on
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