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LUXURY



702, MANN ISLAND  
LIVERPOOL L3 1EE

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TOTAL APPROX. FLOOR AREA: 1,115 SQFT

LIFE AT THE TOP... A LUXURY PENTHOUSE ABOVE LIVERPOOL'S MOST ICONIC SKYLINE. BEAUTIFULLY UPGRADED THROUGHOUT, THIS THREE-BEDROOM HOME AT MANN ISLAND DELIVERS OPEN-PLAN CITY LIVING AT ITS MOST REFINED WITH A SHOW-STOPPING OUTDOOR TERRACE FRAMING THE THREE GRACES IN ALL THEIR GLORY.



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### DRIVING DISTANCE

- LIVERPOOL ONE – 5 MIN WALK
- NEAREST TRAIN STATION - 5 MIN WALK
- NEAREST BUS STOP – 6 MIN WALK
- ROYAL ALBERT DOCK – 5 MIN WALK
- ROYAL LIVERPOOL PHILHARMONIC – 10 MINS
- THE EVERYMAN THEARE – 15 MINS
- SEFTON PARK – 15 MINS
- ALLERTON MANOR GOLF CLUB – 30 MINS
- M62 / M57 – 35 MINS
- M6 – 50 MINS

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### ACCOMMODATION IN BRIEF

- OPEN PLAN KITCHEN/ LIVING/ DINING
- THREE BEDROOMS
- TWO BATHROOMS (1 ENSUITE)
- PRIVATE EXTERIOR TERRACE WITH AMAZING VIEWS
- BALCONY OVERSEEING INNER ATRIUM

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### INCLUDED

- 24HR CONCIERGE SERVICE 7 DAYS
- 1 PRIVATE SECURE ALLOCATED PARKING SPACE
- UNDERGROUND CYCLE STORAGE
- LIFT ACCESS

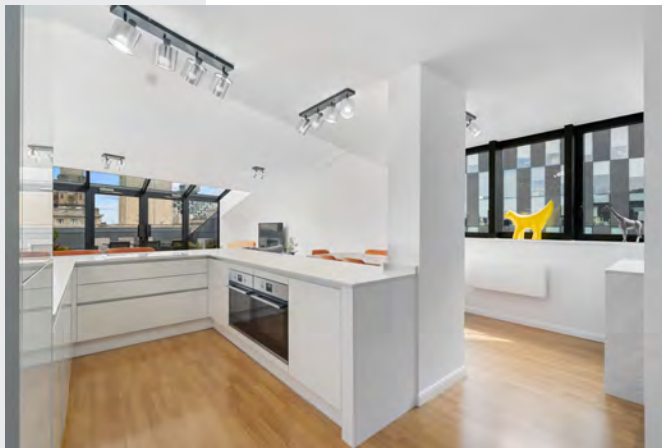


## MANN ISLAND

Designed by award-winning Broadway Malyan architects, Mann Island is one of the most architecturally significant residential developments in the United Kingdom. Sitting boldly on Liverpool's celebrated waterfront alongside the legendary Three Graces and the Royal Albert Dock, its striking residential towers are clad in polished black granite with dramatic angled roofscapes that frame iconic views across the River Mersey toward North Wales and the Irish Sea. In 2015, the development was awarded the prestigious RIBA Northwest Award, recognised as a worthy and courageous addition to one of the world's great waterfronts.

Inside, the experience is immediately transformed; opening into a contrasting light, cool, and utterly breathtaking internal atrium; a vast, glass-roofed sanctuary that floods the building with natural light and creates an extraordinary sense of calm and impressive arrival. Residents also benefit from a selection of restaurants and eateries at ground level within the development itself, while the Royal Albert Dock and Liverpool ONE are both within easy walking distance, offering an outstanding choice of retail, dining, and leisure to suit every taste and occasion.

Moving in from the energy of Liverpool's waterfront and vibrant city centre into this peaceful, elegant retreat is one of those rare moments that reminds you exactly where you live. This is not just a building. This is a statement.





## THE PENTHOUSE

Occupying the seventh floor of this iconic waterfront development, this exceptional three-bedroom, two-bathroom penthouse apartment extends to an impressive 1,155 square feet of beautifully appointed living space. Recent upgrades include a new kitchen and new flooring in bedrooms, and it is finished to a standard that is genuinely ready to move straight into.

Through the front door, the size and quality of this home make an immediate impression. The centrepiece is a spectacular open-plan living, dining, and kitchen space stretching over 33 feet in length, flooded with natural light through a half-glazed roof and adjoining floor-to-ceiling glazing. It's been designed for those who love to entertain and live well. A/C has been installed for premium comfort.

The external terrace and the views are indeed breathtaking. The Three Graces spread out before you in all their magnificence, the legendary Liver Birds Bertie and Bella watching over the city, and the River Mersey stretching out below. In the evening, as the Three Graces illuminate against the Liverpool skyline, this terrace becomes one of the most remarkable private spaces in the city.

The kitchen has been upgraded to an exceptional standard. It's a real dinner party kitchen featuring solid granite worktops and splashbacks with casual dining spot at one end, top-of-the-range integrated appliances including two double fan ovens, an induction hob, and a fitted wine chiller set within a stylish bar area. To the front of the apartment there is also an internal balcony overlooking the stunning glass-roofed atrium; a wonderfully private spot to enjoy a morning coffee.







Three well-proportioned bedrooms complete the accommodation, offering rich Karndean LVT floors with the primary bedroom benefiting from a private, fully tiled ensuite bathroom, elegant, full height white gloss fitted wardrobes, and patio doors leading to the internal atrium balcony.

The two further bedrooms both enjoy floor-to-ceiling windows framing superb city views, served by a modern spacious and fully tiled bathroom with both bath and overhead shower. A useful utility cupboard in the hallway houses the washer dryer and additional storage, ensuring the living spaces remain clean, calm, and uncluttered throughout.

Residents of Mann Island enjoy a 24-hour concierge service seven days a week, secure underground allocated parking, underground bicycle storage, and lift access to all floors; a level of service entirely in keeping with the prestige of this remarkable address. A valid EWS1 certificate is in place, providing complete peace of mind for both owner-occupiers and purchasers financing by mortgage.



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Whether you are seeking a permanent city centre residence, a prestigious pied-à-terre, or a long-term investment (Liverpool city centre remains one of the strongest performing rental markets in the UK), in one of Liverpool's most desirable addresses, this penthouse represents an exceptional opportunity for some of the best city living in the UK.

## ABOUT THE AREA

Mann Island sits at the very heart of Liverpool's world-famous waterfront, positioned between the iconic Three Graces to the north and the Royal Albert Dock to the south. Immediately on your doorstep sits the Museum of Liverpool, Tate Liverpool, the Merseyside Maritime Museum, and the Beatles Story, alongside a superb selection of waterfront bars and restaurants. Liverpool ONE; the city's premier shopping and dining destination is just a short stroll away, completing a lifestyle offer that is genuinely hard to match anywhere in the North West.

## TRANSPORT

James Street Merseyrail station is a two-minute walk from the building, providing direct connections across Merseyside and into the wider city centre network. Multiple bus routes serve the immediate area, with Liverpool ONE Bus Station under ten minutes on foot, and the Pier Head Ferry Terminal just around the corner. For road travel, The Strand provides instant access to the city's arterial routes, with the motorway network and Manchester well within easy reach. Liverpool John Lennon Airport is approximately 30 minutes by car, serving over 70 direct European routes with onward global connections. London is reachable in around two hours by rail from Liverpool Lime Street, making this an ideal base whether you're commuting to the capital or travelling the globe.

## SCHOOLS

Some of Liverpool's finest schools within easy reach of Mann Island. At secondary level, Archbishop Blanch Church of England High School (Outstanding, Ofsted) is one of the city's most highly regarded, whilst The Belvedere Academy (Outstanding, Ofsted) offers exceptional education for girls. For independent education, Liverpool College in Mossley Hill and the renowned Merchant Taylors' Schools in Crosby are both among the North West's most prestigious, offering outstanding academic standards from primary through to sixth form.



## PROPERTY INFORMATION

**Tenure:** Leasehold 125-year lease started on April 1, 2009 (109 years left)

**Council Tax Band:** D

**EPC Rating:** D

**Services:** Mains water, Electric, Central heating, Double glazing, Air-conditioning to living area, Ultrafast broadband (estimated), CCTV, 1 Allocated secure parking space.

**Ground Rent:** £250 p.a.

**Service Charge:** £5,078 p.a.

**Local Authority:** Liverpool City Council, One Stop Shop at Cunard Building, Arrivals Hall, Ground Floor, Brunswick Street, Liverpool, L3 1AW. <https://liverpool.gov.uk/>

**Viewing:** Strictly by appointment via Karl Ormerod Tel: 07443 645157

**Important Notice:** 1. These particulars have been prepared in good faith as a general guide; they are not exhaustive and include information provided to us by other parties including the seller, none of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumptions should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that the necessary planning, building regulations or other consents have been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by Kameleon Agency.com

## 702, MANN ISLAND, LIVERPOOL, L3 1EE TOTAL APPROX. FLOOR AREA: 1,115 SQFT



**Total: 1176 sq. ft**  
1st floor: 1176 sq. ft  
Excluded areas: balcony: 223 sq. ft, walls: 89 sq. ft

LUXURY HOMES DESERVE  
EXCEPTIONAL RESULTS.

Contact me to arrange  
your personal viewing.

KARL ORMEROD

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LUXURY

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