



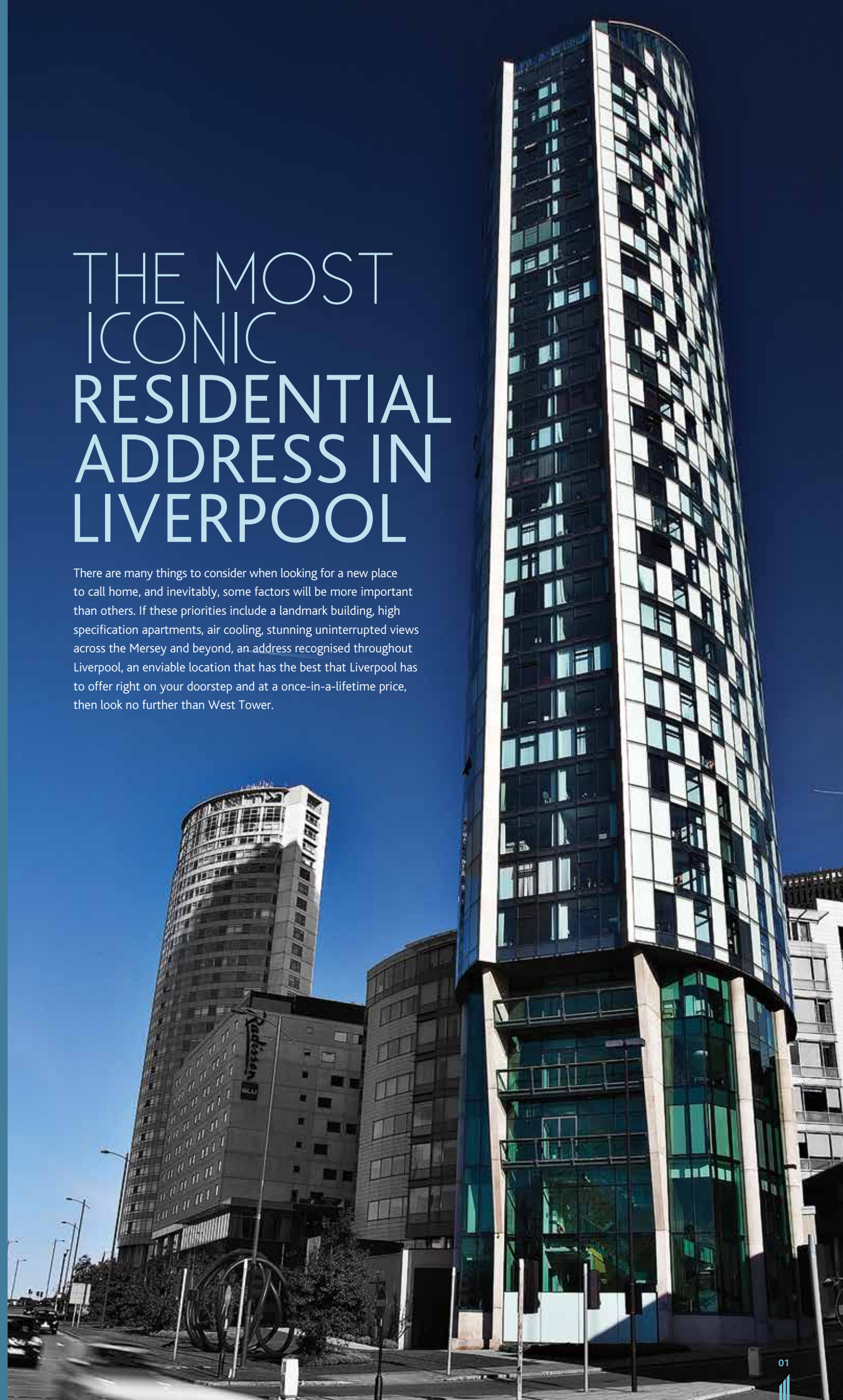
WEST TOWER

LIVERPOOL



THE MOST ICONIC RESIDENTIAL ADDRESS IN LIVERPOOL

There are many things to consider when looking for a new place to call home, and inevitably, some factors will be more important than others. If these priorities include a landmark building, high specification apartments, air cooling, stunning uninterrupted views across the Mersey and beyond, an address recognised throughout Liverpool, an enviable location that has the best that Liverpool has to offer right on your doorstep and at a once-in-a-lifetime price, then look no further than West Tower.





WEST TOWER...
LIVERPOOL'S
TALLEST BUILDING
HEAD AND SHOULDERS
ABOVE THE REST

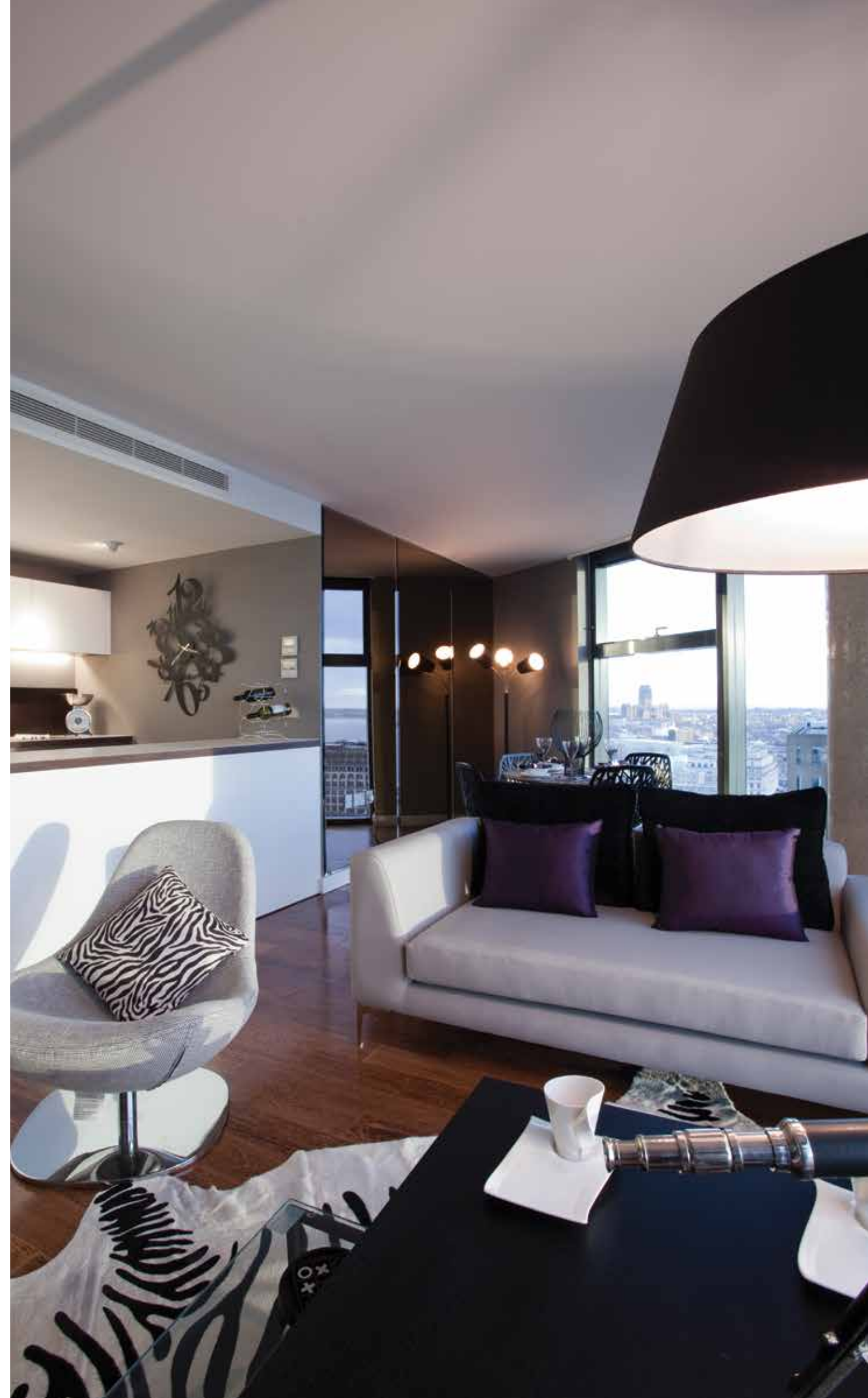
STUNNING INTERIORS ON EVERY LEVEL

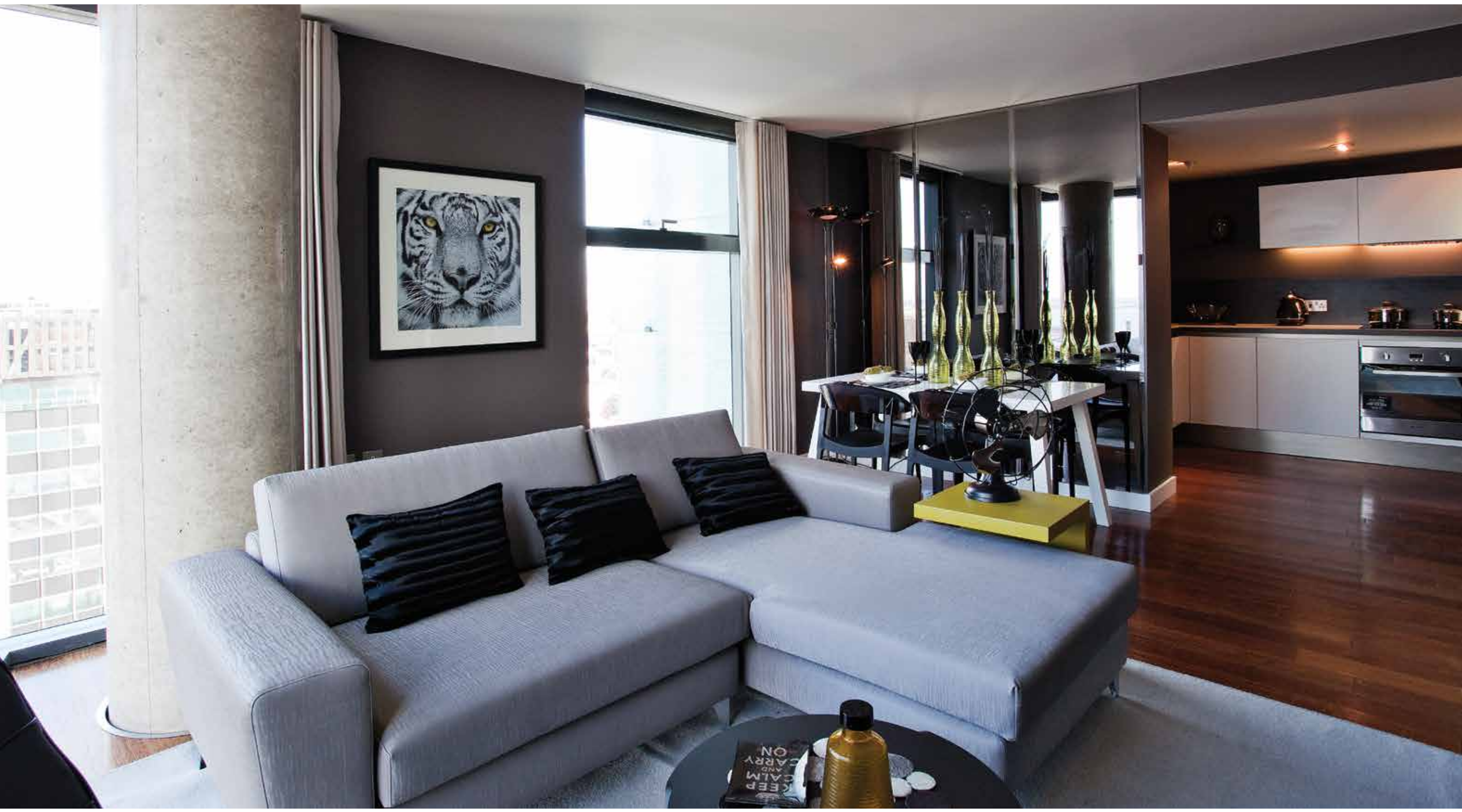


SLICK, MODERN AND AWE INSPIRING ON THE OUTSIDE.
LUXURIOUS, ENVIABLE AND STRIKING ON THE INSIDE...

The truly exceptional West Tower facade is one thing, but the sleek, modern and highly desirable interiors need to be seen to be believed. With 123 apartments located from the 5th through to the 40th floors, these contemporary two bedroom, two bathroom apartments were designed by Aedas architects, and all boast floor to ceiling windows with enviable views across all of Liverpool and the Mersey, solid wood flooring throughout, bespoke kitchens, air

conditioning and large living and dining areas. You will also enjoy walk in showers, fitted wardrobes to the master bedroom, and mirrored vanity units to most bathrooms. Combine these features with two high speed lifts, concierge service, CCTV security and the excellent Panoramic 34 restaurant on the 34th floor, and you have a unique proposition, whether you are looking for the perfect home or looking to invest for the future.

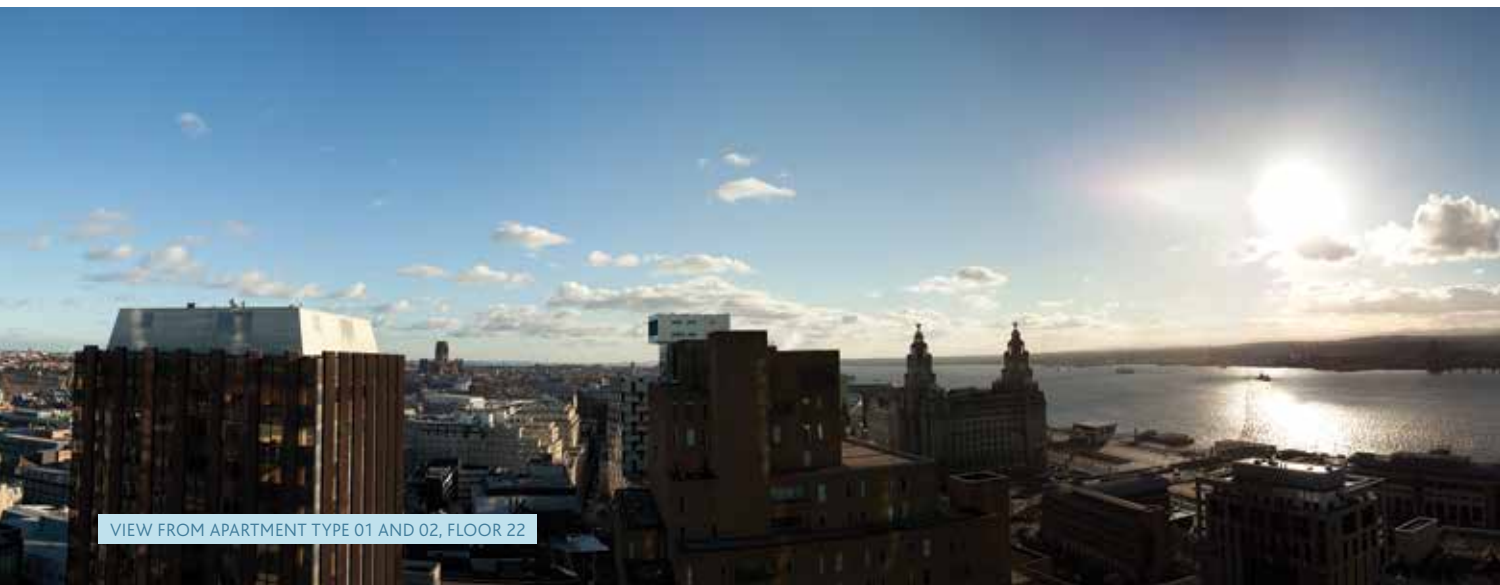




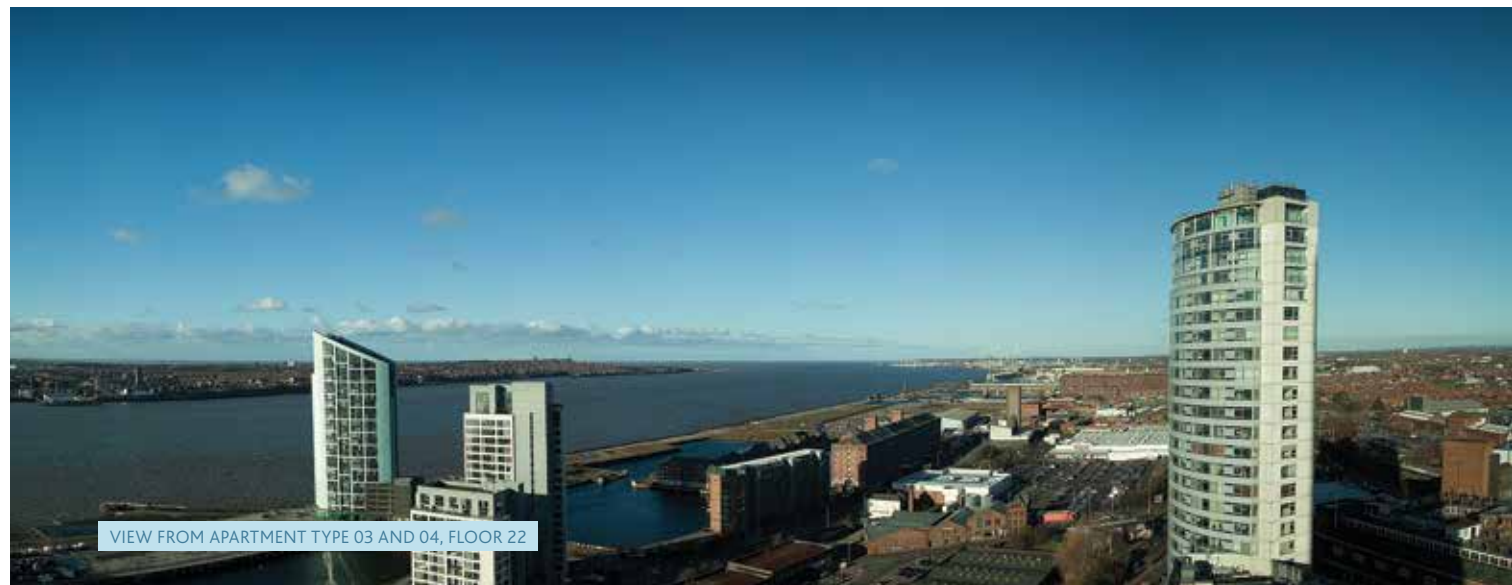
STUNNING VIEWS



VIEW FROM APARTMENT TYPE 02 AND 03, FLOOR 31



VIEW FROM APARTMENT TYPE 01 AND 02, FLOOR 22



VIEW FROM APARTMENT TYPE 03 AND 04, FLOOR 22

WHY INVEST IN LIVERPOOL?

BE A PART OF THIS AMAZING CITY, AN ECLECTIC MIXTURE OF CULTURE AND COMMERCE THAT CONTINUES TO GROW AND THRIVE.

THE CITY'S CULTURE PROGRAMME HELPED BOOST THE REGION'S ECONOMY BY £800 MILLION

£4 BILLION INVESTMENT PROGRAMME HAS MADE LIVERPOOL ONE OF THE UK'S LEADING BUSINESS DESTINATIONS

Liverpool as a whole has seen some remarkable changes that have turned it into a globally known hub for residential investment and business, thanks to a raised profile in the media, along with its many attractions and ongoing regeneration. Liverpool truly is a city on the up, recently transformed into one of the UK's leading business destinations thanks to the help of a £4 billion investment programme¹.

A major draw for Liverpool is the famous Liverpool ONE leisure complex, a £500 million project completed in 2008. Covering 42 acres, this includes retail, office space, leisure facilities, public open

areas and apartments. Not only did this significantly add to the economy of Liverpool, but it put Liverpool within the top five retail destinations in the UK.

Just a stone's throw away, you have the Liverpool cruise terminal, which has seen a boom in its cruise trade with the opening of a new terminal in 2007, and 2012 marked a milestone in this industry where cruises now depart from Liverpool, bringing a large amount of visitors and revenue to the city. This area also thrives with an array of bars, restaurants and museums just a short walk away at Albert Dock, and is a big draw for locals and visitors alike.



RECENT LAND REGISTRY FIGURES SHOW THAT LIVERPOOL CITY CENTRE HAS SEEN ITS VALUES RISE BY 11.1% ON 2010 PRICES³

on the cultural map when it was awarded the European Capital of Culture. This remarkable achievement saw staggering changes to the city, including 15 million visits to the city's arts venues and events, an increase of 30% from the previous year. Thanks to this, the Liverpool Culture Company – responsible for the city's culture programme – reported an £800 million boost to the region's economy⁴. This financial injection will undoubtedly

have many important and positive effects on the local economy for years to come. Liverpool has shown itself to be a thriving, vibrant city that has benefited from many positive changes and incentives. Whether you are looking to call Liverpool your new home, or looking to make your future more secure with property investment, there has never been a better time or place than the opportunity that West Tower, Liverpool, is presenting right now.

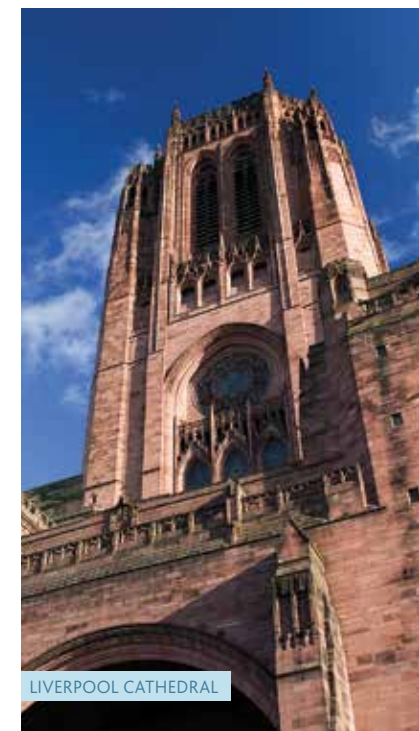


LIVER BUILDING



Nearby is the Port of Liverpool which is ranked among Britain and Northern Europe's major container ports and currently handles 33 million tonnes of cargo annually. Starting in 2013, the port is due to undergo a £300 million expansion which is expected to add 5,000 new jobs and add a further half a million containers annually, increasing its capacity to 2 million containers in total.²

Liverpool also enjoys a wealth of tourism, thanks to its rich history and culture. The Liverpool Metropolitan Cathedral and the famous Liverpool Cathedral, with its stunning views and architecture, or the Museum of Liverpool, at the core of the World Heritage Site on Liverpool's famous waterfront, bring visitors from around the country. In 2008, Liverpool was firmly put



LIVERPOOL CATHEDRAL



LIVERPOOL METROPOLITAN CATHEDRAL



SAVILLS PREDICT 2% AVERAGE GROWTH PER ANNUM IN NORTH WEST ENGLAND OVER THE NEXT 5 YEARS⁵

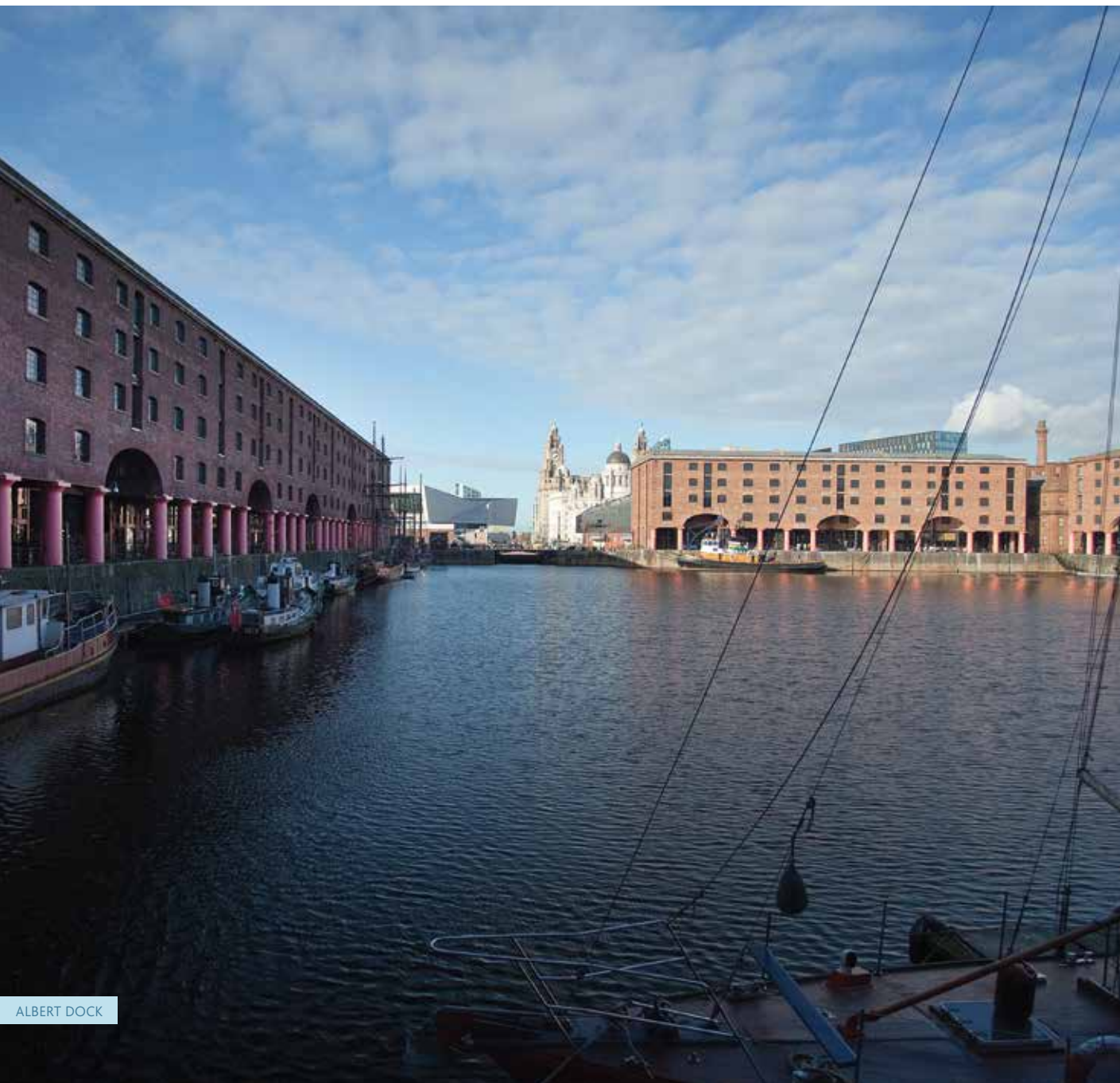


Source:

¹www.liverpoolvision.co.uk ²www.shipcanal.co.uk/port-of-liverpool/

³City Centre Vision Residential Development Update March 2012 (c/o www.liverpoolvision.co.uk) ⁴www.guardian.co.uk/culture

⁵Residential Property Focus Q4 2012



ALBERT DOCK



SEFTON PARK



FROM GLEAMING NEW SHOPPING CENTRES TO BOUTIQUE ARCADES, SHOPPERS IN LIVERPOOL ARE SPOILT FOR CHOICE



LIVERPOOL HAS A WORLD CLASS CULTURAL OFFERING, WITH A DIZZYING ARRAY OF GALLERIES AND MUSEUMS

LIVERPOOL ON YOUR DOORSTEP

STEP OUTSIDE OF YOUR STUNNING WEST TOWER APARTMENT, AND YOU WILL FIND THE BEST THAT LIVERPOOL HAS TO OFFER WITHIN EASY REACH

On top of all the benefits of ultra-modern, sophisticated living comes the added bonus of location. West Tower – ideally located within the business district – is the perfect spot to combine both work and play. High-end retail at the well known Liverpool ONE shopping mall is just a 10 minute walk away, offering a wide range of high profile stores, ultra hip brands, cafés and restaurants. For the culture buffs, you have the Museum of Liverpool also just a 10 minute walk away, which showcases the city's global significance through its culture, geography and history, and just further along is the famous Albert

Dock, which holds The Beatles Story and the Merseyside Maritime Museum. For those moments when you want to relax, the well-known Sefton Park is only a 10 minute drive away. A Grade II historic park, this offers 235 acres of lush green landscapes, with a boating lake, cafés, and angling for the fishing enthusiasts. For those heading away for business or pleasure, Liverpool Lime Street station is an 18 minute walk away, offering direct services to London Euston and many more destinations around the UK. However, with an array of pubs, cafés and restaurants on your doorstep, it may be difficult to leave...



SO MUCH TO SEE AND DO

- 1 ROYAL LIVER BUILDING
- 2 MERSEY FERRY/PIER HEAD
- 3 MUSEUM OF LIVERPOOL
- 4 TATE
- 5 MERSEYSIDE MARITIME MUSEUM
- 6 BLUE BAR GRILL
- 7 REVOLUTION BAR
- 8 SPICE BAR
- 9 BEATLES STORY
- 10 PIZZA EXPRESS
- 11 ECHO WHEEL OF LIVERPOOL
- 12 ECHO ARENA & BT CONVENTION CENTRE
- 13 LIVERPOOL ONE SHOPPING CENTRE
- 14 ODEON CINEMA
- 15 CLAYTON SQUARE SHOPPING CENTRE
- 16 CAVERN WALKS SHOPPING CENTRE
- 17 PLAYHOUSE
- 18 ROYAL COURT THEATRE
- 19 ST GEORGE'S HALL
- 20 ST JOHN'S GARDENS
- 21 CENTRAL LIBRARY
- 22 WALKER ART GALLERY
- 23 JOHN MOORES UNIVERSITY
- 24 NATIONAL CONSERVATION CENTRE
- 25 TOWN HALL
- 26 SAINSBURY'S LOCAL
- 27 PRINCESS DOCK
- 28 WORLD MUSEUM LIVERPOOL
- 29 DEBENHAMS
- 30 JOHN LEWIS
- 31 CENTRAL VILLAGE
- 32 LIVERPOOL CENTRAL SHOPPING AREA
- 33 MANN ISLAND
- 34 THREE GRACES
- 35 STARBUCKS
- 36 TESCO
- 37 RADISSON HOTEL
- 38 EMPIRE THEATRE



LIVERPOOL: A PLACE OF OPPORTUNITY

AS WELL AS BEING A CULTURAL AND COMMERCIAL HOTSPOT,
LIVERPOOL IS ALSO A VERY WELL KNOWN SEAT OF LEARNING.



Not only is West Tower an ideal base for owner occupiers taking advantage of the close proximity to the business district, but the well recognised and prestigious universities lend themselves to a buoyant rental market.

Liverpool John Moores University is the largest university in Liverpool and the twentieth largest in the UK, serving more than 24,000 students and is one of the leading maritime universities in the UK.

Also present is the University of Liverpool, a teaching and research university with an enviable global reputation for

innovative research, and offering over 400 programmes in 54 subject areas to 21,000 students.

Liverpool Hope University is also nearby. Founded in the mid 19th century, this is a smaller university, accounting for 7,000 students, but still attracts students from around the globe, and has strong offerings of creative and performing arts, teacher training and the sciences.

The strong presence of educational institutions is yet another profile raiser for Liverpool as a whole, and West Tower sits proudly within it.





FROM WEST TOWER
WALK TO

MOORFIELDS STATION
03 MINS

ROYAL LIVER BUILDING
05 MINS

LIVERPOOL ONE MALL
10 MINS

ALBERT DOCK
15 MINS

LIME STREET STATION
18 MINS

FROM WEST TOWER
DRIVE TO

ANFIELD/GOODISON PARK
08 MINS

LIME STREET STATION
05 MINS

SEFTON PARK
10 MINS

LIVERPOOL AIRPORT
18 MINS

MANCHESTER TRAFFORD CENTRE
39 MINS

FROM LIME STREET
TRAIN TO

WARRINGTON CENTRAL
28 MINS

MANCHESTER
47 MINS

SOUTHPORT
1 HR 2 MINS

BIRMINGHAM
1 HR 34 MINS

LONDON
2 HRS

FROM JOHN LENNON AIRPORT
FLY TO

BELFAST
50 MINS

AMSTERDAM
1 HR 20 MINS

PARIS
1 HR 30 MINS

BERLIN
2 HRS

MADRID
2 HRS 35 MINS

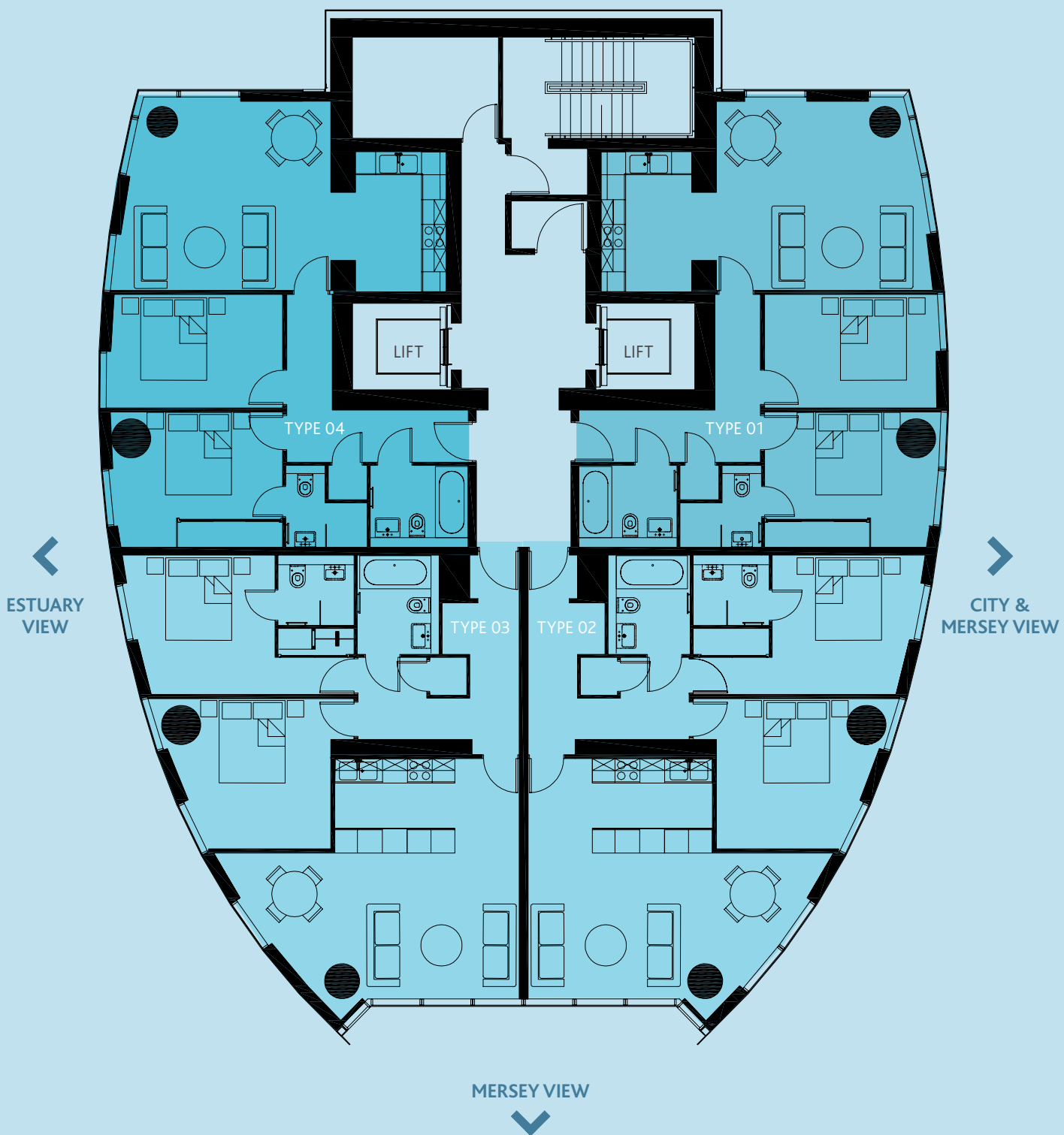
source:www.maps.google.co.uk

source:www.maps.google.co.uk

source:www.thetrainline.com

source:www.easyjet.com / www.kayak.co.uk

OVERALL FLOORPLAN



PENTHOUSE FLOORS

PANORAMIC 34 RESTAURANT

RESIDENTIAL FLOORS

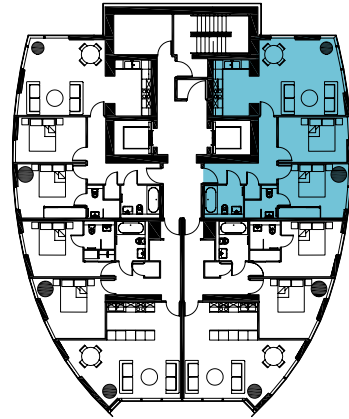
COMMERCIAL FLOORS



APARTMENT TYPE 01

TOTAL AREA 76.9 SQM 828 SQ FT

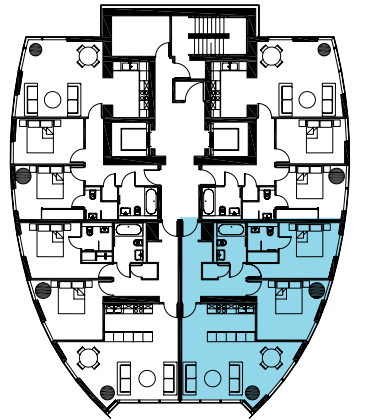
Living Room	4.6m x 5.2m	15' 1" x 17' 1"
Kitchen	3.4m x 2.2m	11' 2" x 6' 3"
Master Bedroom	4.1m x 3.3m	13' 5" x 10' 10"
En-Suite	2.0m x 2.0m	6' 7" x 6' 7"
Bedroom 2	4.2m x 2.7m	14' 9" x 8' 10"
Bathroom	2.4m x 1.7m	7' 10" x 5' 6"



APARTMENT TYPE 02

AREA 85.9 SQM 925 SQ FT

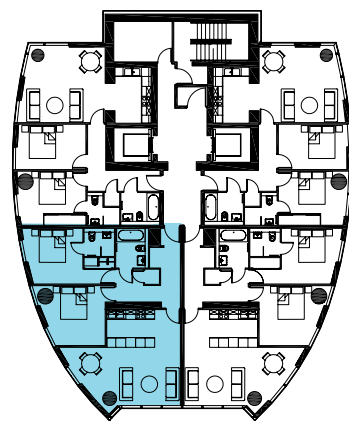
Living Room	6.4m x 3.6m	21' 0" x 11' 9"
Kitchen	4.5m x 2.3m	14' 9" x 7' 7"
Master Bedroom	3.5m x 3.3m	11' 5" x 10' 9"
En-Suite	1.8m x 1.4m	5' 10" x 4' 7"
Bedroom 2	4.5m x 3.7m	14' 9" x 12' 1"
Bathroom	2.3m x 1.7m	7' 6" x 5' 6"



APARTMENT TYPE 03

TOTAL AREA 85.9 SQM 925 SQ FT

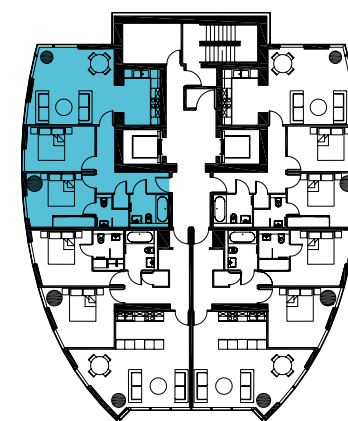
Living Room	6.4m x 3.6m	21' 0" x 11' 9"
Kitchen	4.5m x 2.3m	14' 9" x 7' 7"
Master Bedroom	3.5m x 3.3m	11' 5" x 10' 9"
En-Suite	1.8m x 1.4m	5' 10" x 4' 7"
Bedroom 2	4.5m x 3.7m	14' 9" x 12' 1"
Bathroom	2.3m x 1.7m	7' 6" x 5' 6"



APARTMENT TYPE 04

TOTAL AREA 76.9 SQM 828 SQ FT

Living Room	4.6m x 5.2m	15' 1" x 17' 1"
Kitchen	3.4m x 2.2m	11' 2" x 6' 3"
Master Bedroom	4.1m x 3.3m	13' 5" x 10' 10"
En-Suite	2.0m x 2.0m	6' 7" x 6' 7"
Bedroom 2	4.2m x 2.7m	14' 9" x 8' 10"
Bathroom	2.4m x 1.7m	7' 10" x 5' 6"



FINISHED TO THE HIGHEST SPECIFICATION

COMMUNAL AREAS

- Double height entrance lobby with natural stone floors and wood panelled walls
- High speed lifts serving all floors
- Carpeted lift lobbies
- Rubbish chute accessed on alternate floors
- 24 Hour security and concierge service
- Monitored CCTV security system
- Security fob access system

GENERAL INTERIORS

- Reverse cycle heating and air cooling to all apartments
- Floor to ceiling glazing throughout
- Solid timber flooring to hallway, living room and kitchen area
- Carpets to bedrooms
- Fitted wardrobes to master bedroom suite
- BT points to living room and bedrooms
- Satellite and terrestrial TV point to living room looped to bedrooms
- Down lighters to hallway, kitchen and bathrooms
- 5 amp dimmable lighting circuit to living room
- Utility cupboard to hallway housing washer drier
- Independent electric hot water system
- Entry call system
- Independently metered water and electricity

KITCHENS

- Contemporary kitchens with white handleless doors and dark wood splashbacks
- Integrated electric oven, ceramic hob and extractor hood
- Integrated fridge and freezer
- Integrated dishwasher
- Stainless Steel sink with chrome mixer taps
- Under wall unit lighting
- Recessed directional spotlights

BATHROOMS & EN-SUITES

- Contemporary white sanitary ware
- Walk in shower with fixed glass screen to en-suite
- Walnut veneer plinth supporting counter top sink to bathroom
- Wall mounted sink to ensuite
- Built in mirror fronted vanity unit to bathroom
- Chrome heated towel rails
- Chrome taps and shower controls
- Ceramic floor and wall tiling
- Recessed spot lights

WARRANTY

- 10 year NHBC warranty from 21ST December 2007



COME & SEE FOR YOURSELF



WEST TOWER, BROOK STREET, LIVERPOOL, L3 9PJ

Call us on:

0151 236 8800

Or visit:

WWW.WESTTOWERLIVERPOOL.COM

DELPH PROPERTY GROUP

