



AUDLEY HOUSE • LONDON ROAD • LIVERPOOL • L3 8JA



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AUDLEY  
HOUSE

## OVERVIEW

A conversion of a landmark retail building

199 brand new apartments

A mix of studio, 1- and 2-bedroom apartments

An ideal city centre location

Close to Liverpool ONE  
and Liverpool University

Newly developed to the very latest standards



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## EXCEPTIONAL MODERN LIVING IN THE HEART OF THE CITY

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## INTRODUCTION

Situated on London Road, overlooking the spacious Monument Place market, Audley House is a well-known, well-loved landmark in Liverpool city centre. Its impressive architecture has been a familiar sight in the neighbourhood since its construction in around 1910.

It was originally developed as a retail outlet for Owen Owen but, for generations, it's been known as a flagship store for TJ Hughes, which first occupied the premises in the 1920s. However, thanks to an ambitious new plan, the building is now being converted into some of the most attractive and best-located apartments in the city.

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The famous brick and stone façades will be retained, but the redevelopment will see the interiors completely remodelled and enlarged with a striking rooftop extension.

Upon its completion, it will offer buyers and tenants one of Liverpool's most enviable addresses; close to the central shopping district, to Lime Street Station, to the University of Liverpool and to the thriving Knowledge Quarter.

# AUDLEY

HOUSE



FEATURES  
AT A GLANCE

A conversion of a landmark retail building

Set in an area of strong rental demand

A mix of studio, 1- and 2-bedroom apartments

Beautifully finished apartments

An ideal city centre location

Attractive off-plan prices





## CITY CENTRE AND BROWNLOW HILL

Audley House stands on the cusp between two wards: City Centre North and Brownlow Hill. Both are exceptionally popular districts; one extends west to Liverpool ONE, Liverpool Lime Street and the fast-regenerating waterfront. The other extends east to Royal Liverpool Hospital and south to the university itself and the Knowledge Quarter.

In short, it's a property that is literally surrounded by major employers, attractions and amenities. Within easy walking distance are shops, theatres, musical venues and countless eateries, as well as excellent public transport facilities. Residents will therefore be able to enjoy all the facilities one would expect of one of Britain's largest and most vibrant city centres.

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THE NEIGHBOURHOOD



EASY ACCESS TO

- Shops
- Banks and other services
- Cafes and restaurants
- Pubs, bars and nightclubs
- Comedy clubs and live music venues
- Theatres, art galleries and libraries
- A choice of parks and squares
- Railway and bus stations
- The University of Liverpool

PLACES TO VISIT

O2 Academy (music venue)	300m
Liverpool Empire Theatre	420m
The Walker Gallery	490m
Victoria Gallery & Museum	500m
St George's Hall (music venue)	550m
Liverpool Metropolitan Cathedral	560m
The World Museum	630m
FACT Art Gallery	885m
Royal Liverpool Philharmonic	920m
The Bluecoat Arts Centre	965m
Liverpool ONE	1.0km
The Cavern Club	1.1km
Chinatown	1.2km
Liverpool Anglican Cathedral	1.3km
The Baltic Triangle (Arts and retail district)	1.5km
The Royal Albert Dock	1.7km





Audley House looks out over London Road, which runs west towards many of the city's best-known galleries and theatres. Beyond is Liverpool's central retail district, home to numerous malls and popular shopping streets. This is all within easy walking distance, as is the impressive waterfront and its host of elegant bars, museums, arenas and exhibition venues.

A short way to the south and east are the hospital and the main campus of Liverpool University, together with the Knowledge Quarter, which is the focus for some of the region's fastest-growing, high-value employers.

For those with jobs in the city, this central location makes Audley House an ideal base. It's not only close to major centres of employment; it also offers a full selection of local amenities and – for city lovers – it promises an exceptional quality of life.





LOCAL AMENITIES

Restaurants and takeaways	45m
Tesco Express	60m
Private gym	80m
Post Office	150m
Capgemini cricket ground	265m
Royal Liverpool Hospital	450m
Rupert Lane Recreation Ground	500m
Dental practice	750m
Children's play area	750m
Everton Skate park	1.0km



CITY  
ATTRACTIONS

Walker Art Gallery

Tate Liverpool

The Cavern Club

Royal Albert Dock

Liverpool ONE shopping centre

Liverpool University

Chinatown

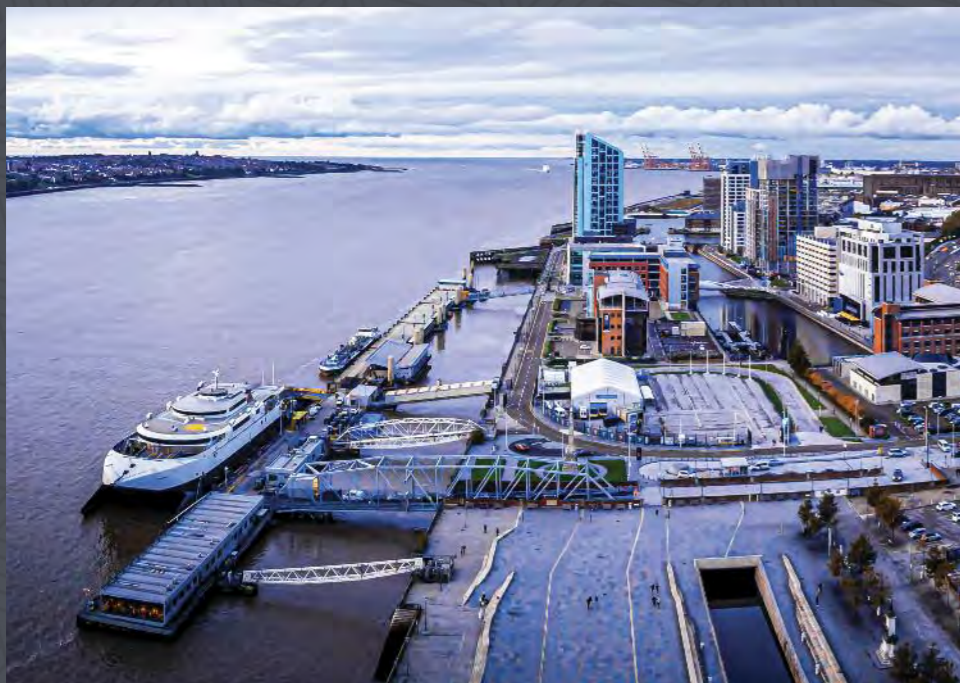
Liverpool and Everton football clubs

Liverpool's two cathedrals

The World Museum

Mersey Ferries

Merseyside Maritime Museum



Audley House is not just conveniently located in terms of access to local amenities, employment hotspots and the city centre; it is also set close to main arterial roads and motorways that put a host of other important regional destinations within easy reach.

These include other fast-growing cities such as Preston and Manchester, as well as numerous attractive beaches and stretches of coastline around Formby and Southport. The M6 makes the Lake District comfortably accessible for day trips and short breaks, while the Mersey Tunnels mean that many of North Wales' most popular attractions are within equally easy driving distance.



DISTANCES TO  
MAIN ROADS

A59 (to Preston and the North)	1.0km
Queensway Tunnel (to Birkenhead)	1.2km
A580 (to Haydock and Manchester)	2.5km
M56 (to Warrington and Manchester)	5.0km
M58 (to Skelmersdale, Bolton and the North)	9.5km

DISTANCES TO  
KEY REGIONAL  
LOCATIONS

Birkenhead	4.5km
St Helens	16km
Warrington	25km
Southport	26km
Wigan	27km
Chester	28km
Bolton	40km
Preston	43km
Manchester	48km

Audley House is located close to shopping and leisure facilities, so vehicles are very often unnecessary. However, for those that need to travel further afield, the neighbourhood is well served by local transport infrastructure.

#### On foot

Audley House is situated on London Road, close to the main shopping district and all local amenities. Restaurants, pubs, cafes and shops are all in easy walking distance, as are galleries, museums and other attractions.

#### Buses and Coaches

On the opposite side of Monument Place, several bus stops stand on the A5047. The Pembroke Place stop is 30m from the property and serves routes to St Helens, Huyton and Stockbridge Village. The Greek Street stop (40m) serves routes to Kirkby, Northwood, Croxteth and Fazakerley. The Monument Place stop (45m) serves routes to Halewood and Murdishaw.

The main terminus is the Bus & Coach Station Liverpool ONE, which lies 1.4km from the property and serves routes to all regional destinations.



#### Rail

The nearest station to Audley House is Liverpool Lime Street, where passengers can connect to destinations including Blackpool, Preston, Crewe, Chester, Warrington, Wigan, Manchester, Birmingham and London.

#### Road:

The nearest arterial roads are 200m to the north and, from here, motorists can connect to the A59 towards Preston and the M58 motorway, to the A5080 and the M62, or west, across the Mersey to Birkenhead, the M53 and onwards into North Wales.

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A convenient town centre location

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Bus stop almost immediately outside the property

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An excellent public transport system

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Easy access to the main arterial road network

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## THE DEVELOPMENT

Audley House is retaining its original early 20th century façades, so it will remain 'a familiar face' to locals. However, behind that historical frontage, its interiors will be anything but traditional.

Fitted out with sleek modern appliances and built to the latest standards for energy efficiency, all the apartments will have a thoroughly contemporary feel. Safe, secure and cheap to run, they adhere to designs that put an emphasis on style and 21st century living.

Audley House also features a fitness studio, concierge, juice bar and open atrium with seating area and bicycle storage.

Ideal for individuals, couples and small families, the unit sizes will range between 334 and 850 sq. ft, with prices varying accordingly.

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# AUDLEY

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## DETAILS AT A GLANCE

- 199 elegant apartments
- Phase 1 and 2 will see the creation of 199 apartments
- Equipped with fitness studio
- Concierge
- Open atrium with seating area
- Bicycle storage
- All properties backed by a 10-year warranty







Audley House is a striking blend of early 20th century architecture and modern interior styling. Finished in luxury stone and high-quality materials, the luxuriously appointed foyer speaks volumes about attention to detail and the careful planning that has gone into the development. The spacious and well-lit atrium will be an ideal communal space for residents and guests, the landscaped grounds creating a quiet and relaxing retreat from the noise and stresses of the urban world. For those who enjoy an active lifestyle, the fitness studio will be the perfect place to keep fit, while the foyer will boast a juice bar offering light refreshments throughout the day.



AUDLEY  
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The apartments' designs work sympathetically with the building's original architecture. Lower storeys emphasise the impressive windows and traditional materials, while the rooftop extension gives rise to some truly modern living spaces.

In all cases, the apartments make excellent use of space and natural daylight. Open plan designs and light, neutral colours help to keep interiors bright and airy, while useful extras such as USB ports and satellite TV points add elements of luxury and convenience.





FEATURES  
AT A GLANCE

A choice of layouts and prices

Between 334 and 850 square feet of floor space

Excellent build quality

Beautifully finished; light and spacious

Well-equipped kitchens and bathrooms

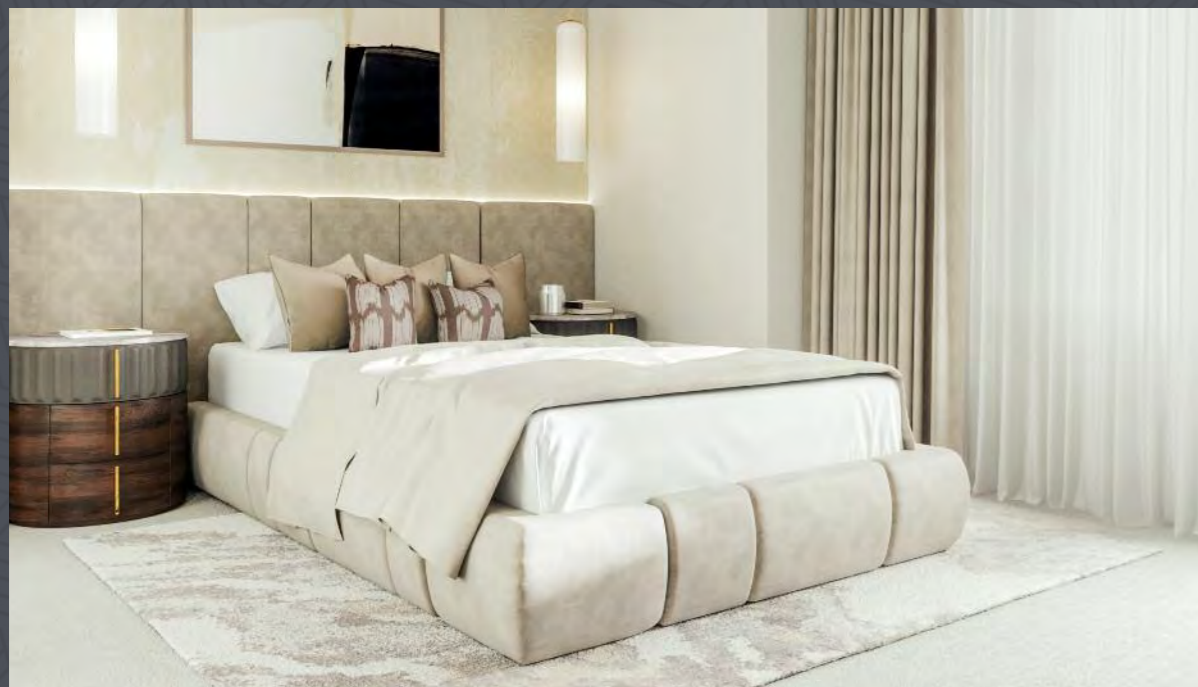
Safe, secure and energy efficient

Compliant with all building and safety standards

AUDLEY  
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**General**

Smooth plastered walls finished  
in neutral emulsion

Smooth plastered ceilings in neutral emulsion

Modern detail skirting and door frames

Contemporary brushed chrome door handles

Premium wooden effect doors

**Floor Covering****Hallway**

Premium wooden effect flooring

**Living Area**

Premium wooden effect flooring

**Dining Area**

Premium wooden effect flooring

**Kitchen Area**

Premium wooden effect flooring

**Bedroom**

Quality carpet in complimentary neutral

**Bathroom**

Quality neutral floor and wall tiles



**Electrical And Maintenance**

Efficiently heated throughout

Plug sockets with USB port  
to living room and bedroom

Atmospheric downlights throughout

Satellite point to living area

**Bathroom**

Wall and floor tiles

Floor standing WC with push button flush

Floating hand basin with cabinet surround

Premium finish fully enclosed shower  
(where applicable)

Overhead shower with quality mixer

Heated towel radiator


**Kitchen**

High quality kitchen including base units  
and a selection of eye level cupboards with  
quality complementary worksurface

Soft close doors

Fan assisted oven

Electric hob with extractor hood

Integrated tall fridge freezer

Integrated washing machine

Luxury splashback

Instant hot water tap

## ABOUT THE DEVELOPER

Town Square Group is a residential property developer and urban regeneration specialist, committed to creating thriving communities and buildings with enduring value.

Well known for creativity and its proactive, hands-on approach, the company has delivered schemes ranging from individual, luxury homes to major city centre regeneration projects.

The company has a keen interest in Merseyside and has been leading the regeneration of this part of Liverpool for some time. Its commitment to the area began with the redevelopment of a neighbouring property, Hughes House. This is another former retail premises, which the company is now transforming into affordable housing for the local community. The whole development has been sold to a single institutional investor, the Bank of Montreal.

This work is all part of the company's ongoing mission to improve people's living conditions and the character of entire communities.



The Town Square Group has a firm conviction that sustainable communities need well-designed spaces and great buildings in order to prosper.

Through its commitment to originality, innovation and collaboration, it is able to recognise the potential of forgotten buildings and land, and to lead ambitious renovation projects that create high quality homes of which residents and communities can be proud.

Audley House combines history and modernity in one high-spec package. It retains the well-loved façades of the original retail premises but, inside, it will comprise some of the most chic and stylish residential properties in the city.

- A choice of top-quality apartments
- Excellent amenities including: fitness studio, concierge, juice bar, open atrium with seating area and bicycle storage
- Attractive pre-market prices
- Great prospects for increasing value
- Backed by a 10-year warranty





ELITE REALTY  
— INVEST —