



TRENT PARK

ENFIELD, LONDON

THE COOPER

*A boutique collection of contemporary
5 bedroom detached homes*



Berkeley
Designed for life



THE COOPER

CONTEMPORARY and elegantly crafted, these carefully considered homes are designed to SETTLE comfortably within their NATURAL surroundings.

This inspired group of five bedroom detached homes are perfectly suited for modern family life. Set over three storeys, these houses are situated in captivating historic grounds.

The focus on quality homes and improved natural green spaces will transform Trent Park into a vibrant community in a unique setting just moments from Oakwood & Cockfosters.

A quiet escape from the bustle of London life.

THE PARK

The historic parkland estate is a glorious 413-acre space where you follow walking trails beside the lake under the shade of mature trees, explore the woodlands or admire the Daffodil Lawn in the spring.



THE COOPER

Traditional ARCHITECTURAL *styles* from the last two centuries have been big influences in creating a blend of 'TRADITIONAL ENGLAND' style homes with a *modern* CONVENIENCE for families today.



THE COOPER

Five bedroom detached homes surrounded by mature trees and a moments' walk from the historic Lime Tree Avenue, residents-only Lawn Club facilities and the expansive North Lawn.



The King George Collection

Site plan not to scale, indicative only and subject to change. In line with our policy of continuous improvements we reserve the right to alter layout, building style, landscaping and specifications at any time without notice. The facilities and amenities at Trent Park are subject to the construction programme. Subject to planning.



THE COOPER

Five Bedroom

Detached Homes

The King George Collection

Plots 14 & 15

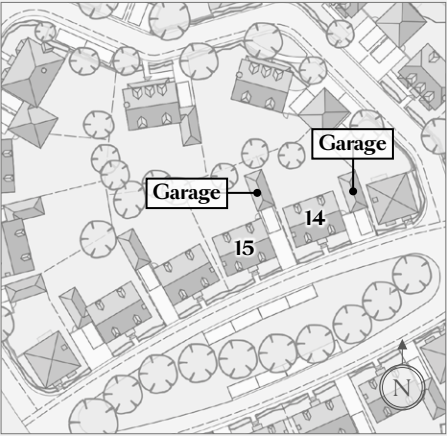
Total Area: 217 m² 2,338 ft²

GARDEN

Plot No.	Garden Aspect	Rear Garden Size	
14	North West	186 m ²	2,002 ft ²
15	North West	160 m ²	1,722 ft ²

GARAGE

7.64m x 3.59m 25'0" x 11'9"



Computer generated image of Plot 14, indicative only

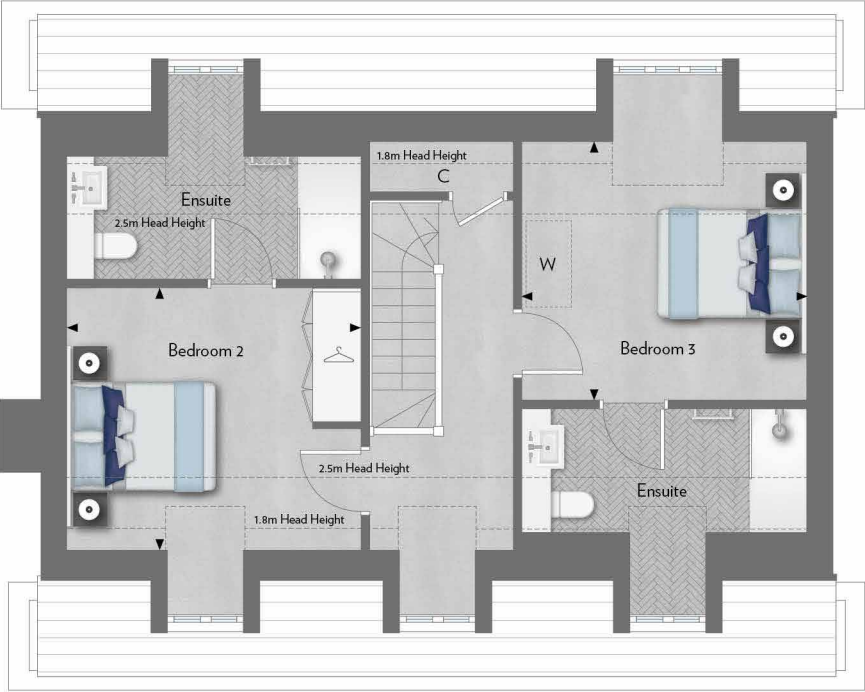


GROUND FLOOR

Kitchen/Dining Room	10.14m x 2.93m	33'3" x 9'7"
Living Room	4.59m x 3.99m	15'0" x 13'1"
Snug	3.79m x 2.84m	12'5" x 9'3"

◀▶ Measurement Points C Cupboard B Boiler Fitted Wardrobe
W Wardrobe space only AC Airing Cupboard FP Fireplace

SECOND FLOOR



FIRST FLOOR



FIRST FLOOR

Main Bedroom	4.04m x 3.58m	13'3" x 11'8"
Bedroom 4	3.82m x 3.00m	12'6" x 9'10"
Bedroom 5	4.57m x 3.82m	14'11" x 12'6"

SECOND FLOOR

Bedroom 2	4.04m x 3.59m	13'3" x 11'9"
Bedroom 3	3.92m x 3.54m	12'10" x 11'7"

The total area stated is the gross internal area. Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Paving to terrace is indicative only. Electrical positions shown are indicative only. Please ask Sales Consultant for further information. Computer generated image of The Cooper is indicative only.

THE COOPER

Five Bedroom

Detached Homes

The King George Collection

Plots 16 & 17

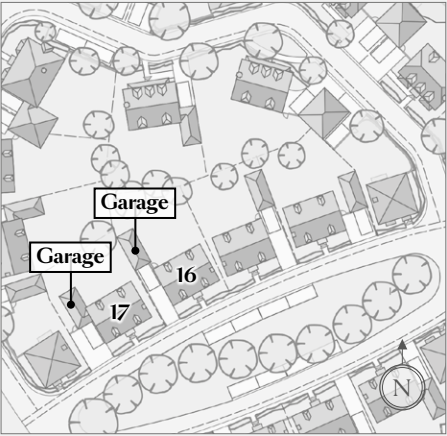
Total Area: 217 m² 2,338 ft²

GARDEN

Plot No.	Garden Aspect	Rear Garden Size	
16	North West	206 m ²	2,217 ft ²
17	North West	155 m ²	1,668 ft ²

GARAGE

7.64m x 3.59m 25'0" x 11'9"



Computer generated image, indicative only.

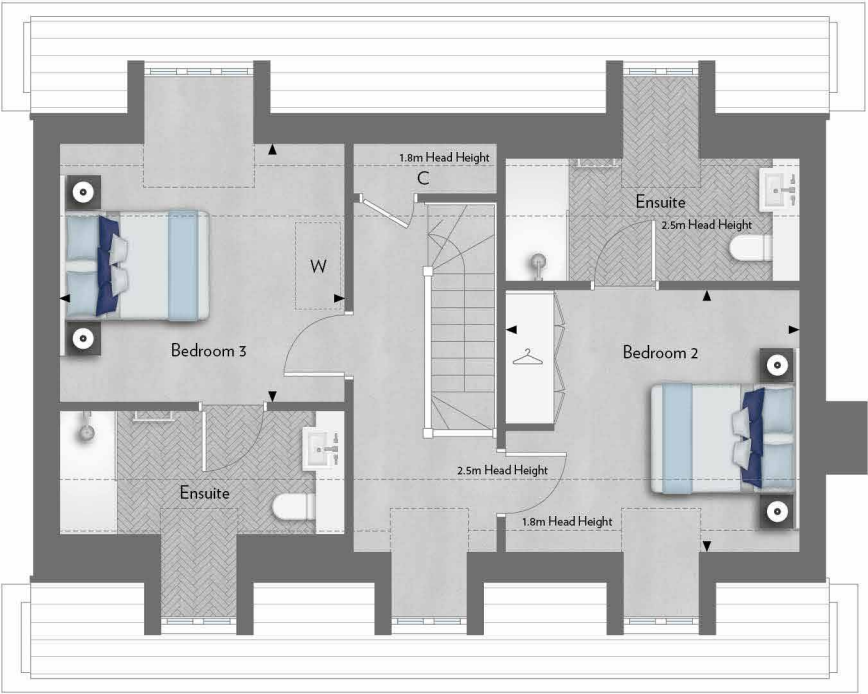


GROUND FLOOR

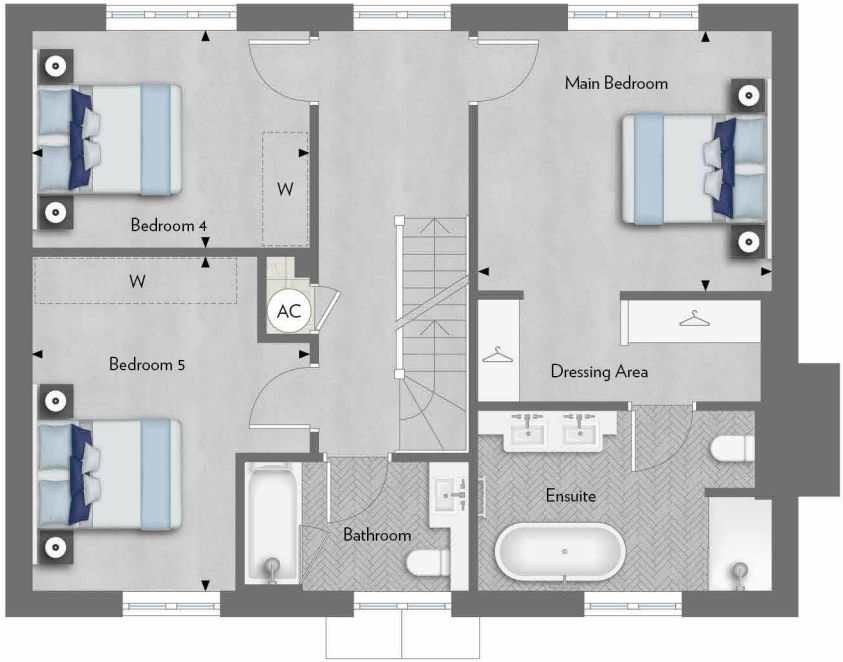
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SECOND FLOOR



FIRST FLOOR



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SPECIFICATION

PERSONALISE YOUR HOME

DECADENT flourishes
add to a sense of *indulgence*
and GLAMOUR

TRENT PARK



THREE CHOICES OF SPECIFICATION

1 THEAKSTON	Timeless neutrals offer an unsurpassed softness whilst touches of grey hint towards the contemporary within a traditional setting.
2 TRENTO	The interplay between light and dark creates a sense of fun and intrigue, whilst accentuating the abundance of space and light.
3 KENDRICK	The elegant juxtaposition of rich colour against neutral tones retains warmth and tranquillity, creating the perfect place to call home.



THE AKSTON

INTERIOR FINISHES

Softer selections effortlessly blend light and bold colours together.

KITCHEN

Combining sheer bright surfaces with duskier tones, this space becomes easy to manage.

BATHROOM / SHOWER ROOM

A room for any time, the design is both light and airy by day and relaxing by night.



Show Home photography of previous phase is indicative only.

SPECIFICATION

Creating a **LIFESTYLE**
within the most **BEAUTIFUL**
surroundings.



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TRENTO

INTERIOR FINISHES

Pure tones and brilliant finishes
flood every room with light.

KITCHEN

Designed in a more minimalist style, the heart
of the home is an understated and elegant space.

BATHROOM / SHOWER ROOM

Designed to invite the light in, these
rooms offer a little extra indulgence.



Show Home photography of previous phase is indicative only.

KENDRICK

INTERIOR FINISHES

Deeper and fuller shades throughout create altogether comfortable spaces.

KITCHEN

With statement colours used unsparingly, the effect is a dramatic centrepiece for the home.

BATHROOM / SHOWER ROOM

Encouraging you to relax and unwind, the deeper hues bring a cosier feel.

SPECIFICATION

Creating a **LIFESTYLE**
within the most **BEAUTIFUL**
surroundings.



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Show Home photography of previous phase is indicative only.

“Traditional architectural styles found in local buildings from the last two centuries as well as the early twentieth century’s Arts and Crafts style of Lutyens, Parker and Unwin are big influences.”

Purcell, Architect



SPECIFICATION

BEAUTIFULLY appointed *homes*, prominent in style. TRENT PARK is your platform for *exceptional living*.

KITCHEN	MAIN ENSUITE	CLOAKROOM
<ul style="list-style-type: none">Shaker-style kitchenStone worktops, splashbacks and upstandTwo-bowl undermounted sinkSatin stainless steel mixer tapElectric single oven, combination microwave oven and 900mm induction hobIntegrated extractor hoodFull height integrated fridge/freezerIntegrated dishwasherWine coolerCompartmentalised recycle storage	<ul style="list-style-type: none">Vanity unit with his & hers under-counter washbasins and storageFreestanding bathStone worktopWall mirror with feature lightsFloor mounted back-to-wall WC with concealed cistern, soft-close seat and dual flush controlShower with low profile shower tray and glass screen/door where applicableOverhead shower and hand-set	<ul style="list-style-type: none">Built-in vanity unit with washbasin, WC and storageStone worktopWall mirror with feature lightsFloor mounted back-to-wall WC with concealed cistern within vanity unit with soft-close seat and dual flush controlTowel bar
UTILITY ROOM	FAMILY BATHROOM	HEATING
<ul style="list-style-type: none">Freestanding washer/dryerSingle bowl sinkStone worktops, splashbacks and upstand	<ul style="list-style-type: none">Built-in vanity unit with under-counter washbasin and storageStone worktopWall mirror with feature lightsFloor mounted back-to-wall WC with concealed cistern within vanity unit with soft-close seat and dual flush controlWhite steel enamel bath with Shaker-style matt finish bath panel with glass screenOverhead shower and hand-set	<ul style="list-style-type: none">Gas fired central heatingUnderfloor heating to the ground floor and all bathrooms with individual thermostatically controlled radiators to all other areasChrome heated towel rails to family bathroom, main ensuite and ensuite shower roomFitted gas coal effect fireplace with limestone flat Victorian mantle and black granite hearth
	ENSUITE SHOWER ROOMS	
	<ul style="list-style-type: none">Built-in vanity unit with under-counter washbasin and storageStone worktopWall mirror with feature lightsFloor mounted back-to-wall WC with concealed cistern within vanity unit with soft-close seat and dual flush controlShower with low profile shower tray with glass shower enclosure/screenOverhead shower and hand-set	

FINISHES	EXTERNAL FEATURES	ELECTRICAL FITTINGS
<ul style="list-style-type: none">Fully fitted wardrobes to main bedroom and bedroom 2 with drawer pack to main bedroomEngineered flooring to family room/dining room in The Gloucester Collection onlyFitted carpets to living room, snug , stairs, landings and all bedroomsLarge format floor tiles to kitchen/dining, hallway, utility, cloakroom and downstairs WCHerringbone floor tiles to main ensuite, family bathroom and ensuite bathroomsFull height tiling throughout main ensuite, family bathroom and shower room with feature tiling to wall behind basins and to wall behind shower or bathCarpeted treads and risers to staircase with white painted balustrades, stringers and newel posts and stained wooden handrailWhite internal doors with raised mouldingsWhite glazed internal doors with raised mouldings between hallway and kitchenDecorative cornice to hallway, family room, living room and main bedroom	<ul style="list-style-type: none">Feature entrance door with multipoint locking systemTurf and paving to selected areas of rear gardenExternal tap and water buttExternal lights to front and rearGarage and driveway	<ul style="list-style-type: none">Telephone points fitted in all bedrooms and living areasProvision for Sky Q TV to the living room and all bedroomsEnergy efficient LED downlights with dimmer function to reception rooms and main bedroomFeature under cabinet lighting to wall units in kitchenAutomatic lighting to wardrobes and storage cupboardsBrushed stainless steel sockets to all roomsLow level white socketsBrushed stainless steel light switches running throughoutTwo USB sockets above kitchen worktop and one either side of main bedroom headboardShaver sockets to main ensuite, family bathroom and ensuite shower roomPower outlet in garageElectric powered garage doorsExternal power outlet
SECURITY AND PEACE OF MIND	<ul style="list-style-type: none">Property compatible for burglar alarm and to be fitted by purchaser if requiredMains powered smoke/heat detectors with battery backup10-year NHBC warranty	

Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. Berkeley reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change.

Trent Park, Snakes Lane (off Bramley Road), Enfield, Greater London EN4 0PS

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Directions from Cockfosters Station (pedestrian access only)
Exit the station and walk north on Cockfosters Road for 4-5 minutes until you reach the entrance to Trent Country Park. Walk a further 12-13 minutes down the double lined path of lime trees and past the Wildlife Rescue Centre. You'll then reach Daffodil Lawn and directional signage to our Sales and Marketing Suite.

Directions from Oakwood Station
Exit the station and walk right towards Bramley Road for 1-2 minutes. Cross Bramley Road towards the entrance of Snakes Lane. Turn left onto Snakes Lane for 15-16 minutes and follow our directional signage into Trent Park.

Driving from M25
If travelling clockwise exit the M25 from Junction 24 and at the roundabout take the 4th exit onto Stag Hill/A111 and, if travelling anti-clockwise, exit the M25 from Junction 24 and at the roundabout take the 2nd exit onto Stag Hill/A111. Drive on for 3 miles heading straight over the 3 mini roundabouts and down Cockfosters Road. At the roundabout take the 1st exit onto Bramley Road/A110. Drive on for just under a mile past the entrance to Oakwood Station and turn left onto Snakes Lane. Follow our directional signage into Trent Park.

Map not to scale and shows approximate locations only. Travel times and distances taken from google maps and are indicative only. The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley's policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Trent Park and The Cooper are marketing names and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley to ascertain the availability of any particular property, E743/05CA/0621



