



# TRENT PARK

ENFIELD, LONDON

## THE QUEEN ELIZABETH COLLECTION

*A boutique collection of contemporary  
four and five bedroom homes*



**Berkeley**  
Designed for life



TRENT PARK

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THE QUEEN ELIZABETH COLLECTION

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

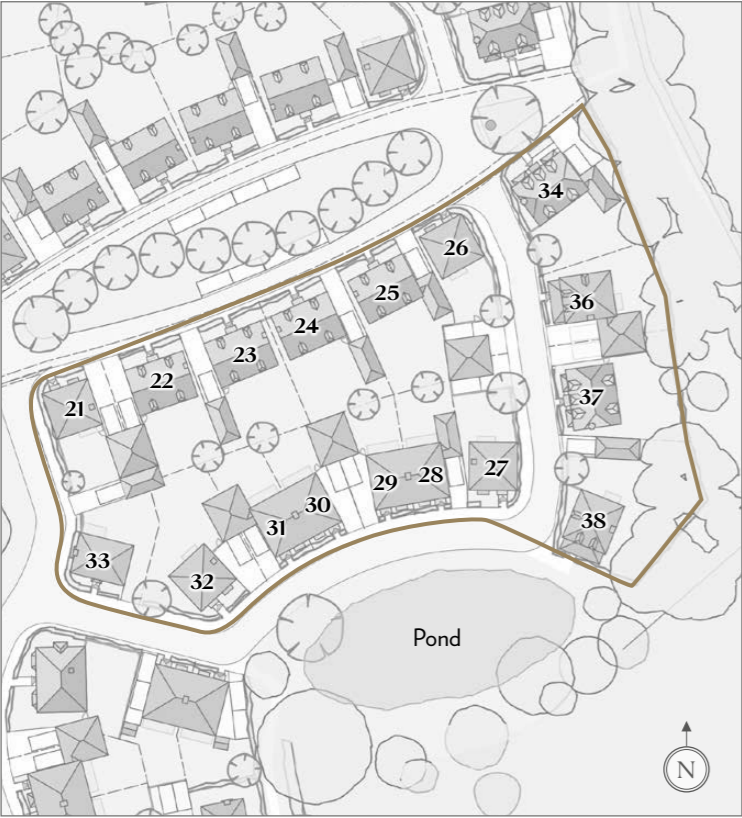
This inspired group of four and five bedroom homes are perfectly suited for modern family life. Set over three storeys, these houses are situated in 413 acres of captivating historic grounds.

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 QUEEN ELIZABETH COLLECTION

Four and five bedroom 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 Queen Elizabeth 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.



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THE COOPER

*Spacious five bedroom DETACHED homes with granite hearth fireplace, FREE-STANDING BATH and open plan family kitchen dining room.*



THE COOPER

Five Bedroom

Detached Homes

The Queen Elizabeth Collection

Plots 22 & 23

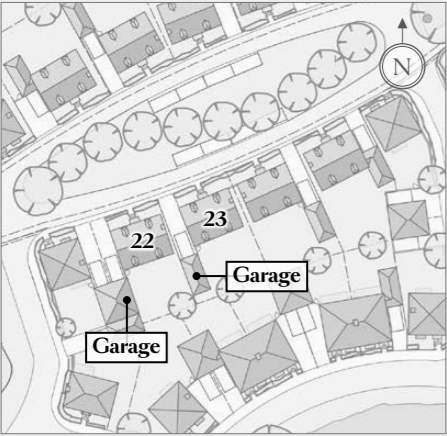
Total Area: 217 m<sup>2</sup> 2,338 ft<sup>2</sup>

GARDEN

Plot No.	Garden Aspect	Rear Garden Size	
22	South	125 m <sup>2</sup>	1,345 ft <sup>2</sup>
23	South	143 m <sup>2</sup>	1,539 ft <sup>2</sup>

GARAGE

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



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"

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THE COOPER

Five Bedroom

Detached Homes

The Queen Elizabeth Collection

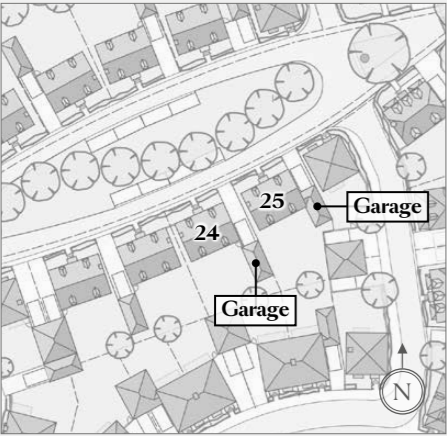
Plots 24 & 25

Total Area: 217 m<sup>2</sup> 2,338 ft<sup>2</sup>

GARDEN

Plot No.	Garden Aspect	Rear Garden Size	
24	South	158 m <sup>2</sup>	1,701 ft <sup>2</sup>
25	South	165 m <sup>2</sup>	1,776 ft <sup>2</sup>

GARAGE	7.64m x 3.59m	25'0" x 11'9"
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Computer generated image, indicative only.

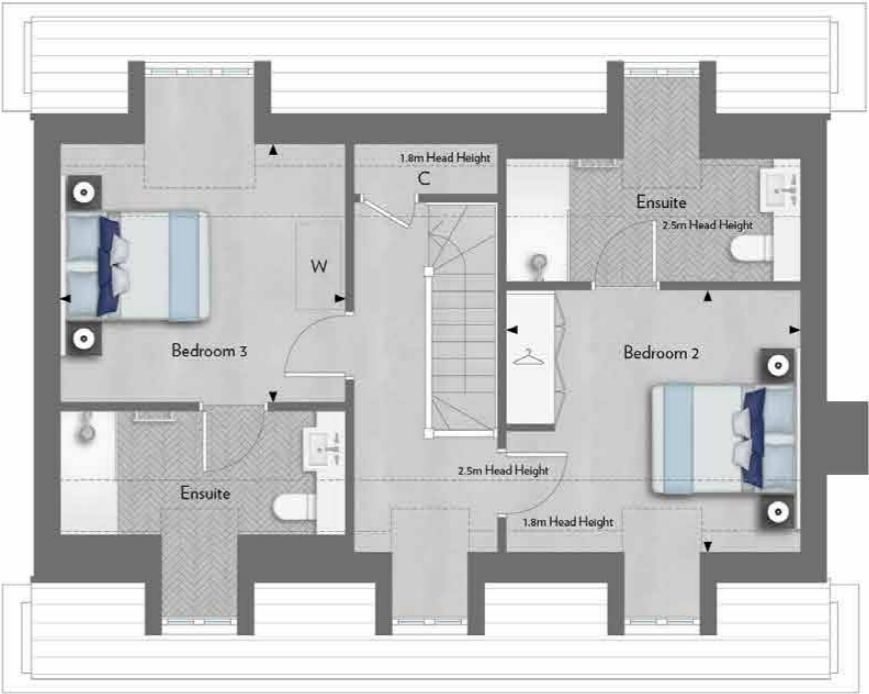


GROUND FLOOR

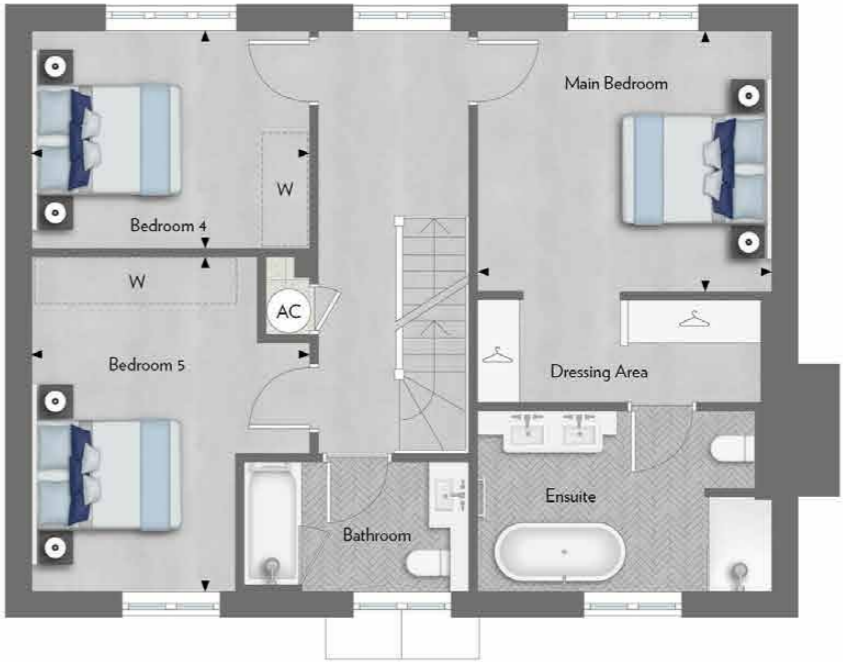
Kitchen/Dining Room	10.14m x 2.93m	33'3" x 9'7"
Living Room	4.59m x 3.99m	15'0" x 13'1"
Snug	3.79m x 2.84m	12'5" x 9'3"

◀▶ 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"

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THE JEBB

Five bedroom DETACHED homes with granite hearth fireplace, FREE-STANDING BATH and gardens backing onto MATURE TREES.



THE JEBB

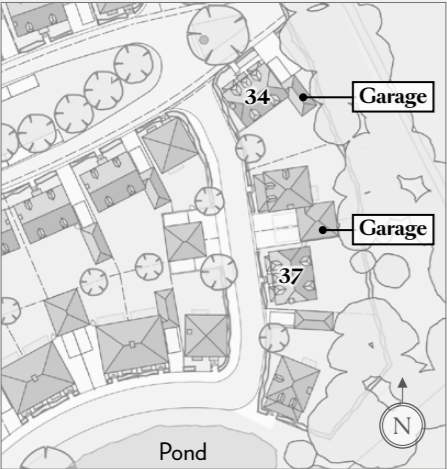
Five Bedroom  
Detached Homes

The Queen Elizabeth Collection  
Plots 34 & 37

Total Area: 219 m<sup>2</sup> 2,358 ft<sup>2</sup>

GARDEN			
Plot No.	Garden Aspect	Rear Garden Size	
34	South East	195 m <sup>2</sup>	2,098 ft <sup>2</sup>
37	East	215 m <sup>2</sup>	2,314 ft <sup>2</sup>

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



Photography depicts a previous street scene, brick colourways and roof material differ in various phases, indicative only.



GROUND FLOOR		
Kitchen/Dining Room	10.11m x 3.07m	33'2" x 10'0"
Living Room	4.42m x 3.98m	14'6" x 13'0"
Snug	3.78m x 2.82m	12'4" 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	4.03m x 3.16m	13'2" x 10'4"
Bedroom 4	4.55m x 3.81m	14'11" x 12'6"
Bedroom 5	3.81m x 3.00m	12'6" x 9'10"

SECOND FLOOR		
Bedroom 2	4.03m x 3.59m	13'2" x 11'9"
Bedroom 3	3.90m x 3.54m	12'9" x 11'7"

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THE WISTERIA

Four bedroom semi-detached homes with attached GARAGE. Overlooking the *tranquil* natural pond.

THE WISTERIA

Four Bedroom  
Semi-Detached Homes

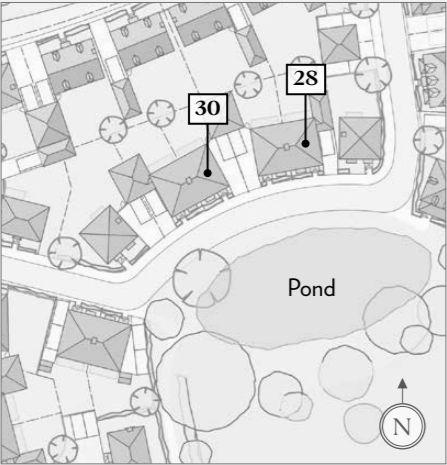
The Queen Elizabeth Collection  
Plots 28 & 30

Total Area: 164 m<sup>2</sup> 1,768 ft<sup>2</sup>

GARDEN

Plot No.	Garden Aspect	Rear Garden Size	
28	North	82 m <sup>2</sup>	882 ft <sup>2</sup>
30	North West	75 m <sup>2</sup>	807 ft <sup>2</sup>

GARAGE	7.64m x 3.59m	25'0" x 11'9"
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Photography depicts a previous street scene, brick colourways and roof material differ in various phases, indicative only.



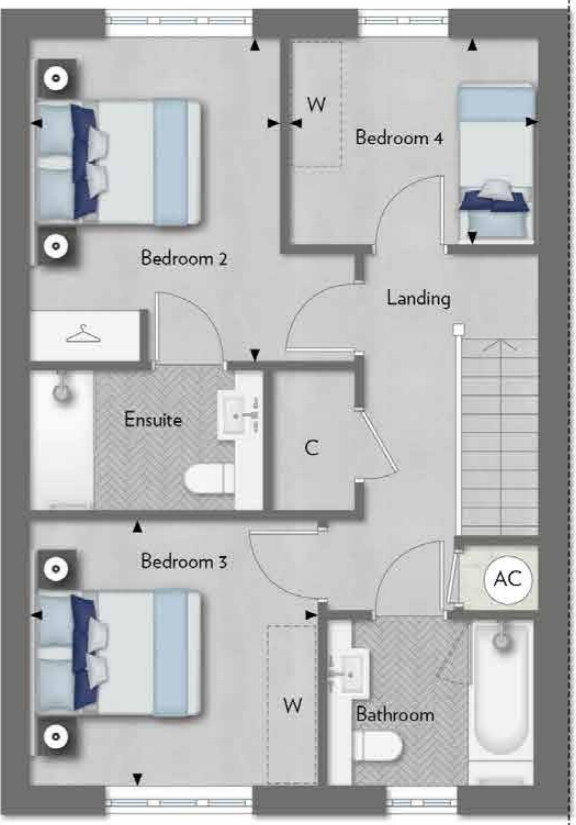
GROUND FLOOR

Kitchen/Family Room	6.11m x 3.47m	20'0" x 11'4"
Dining Room	3.83m x 3.41m	12'6" x 11'2"




FIRST FLOOR

Living Room	6.11m x 3.49m	20'0" x 11'5"
Main Bedroom/ Dressing Area	6.11m x 3.20m	20'0" x 10'5"



SECOND FLOOR

Bedroom 2	3.89m x 3.02m	12'9" x 9'10"
Bedroom 3	3.47m x 3.20m	11'4" x 10'5"
Bedroom 4	3.02m x 2.52m	9'10" x 8'3"

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

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THE WISTERIA

Four Bedroom  
Semi-Detached Homes

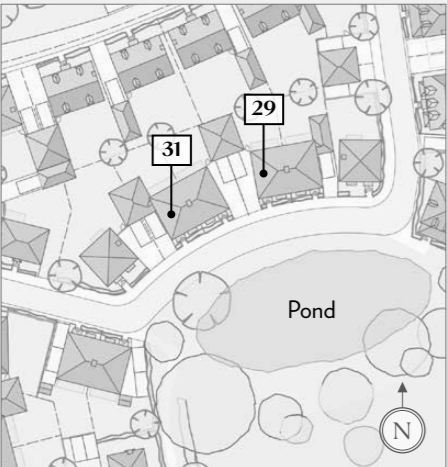
The Queen Elizabeth Collection  
Plots 29 & 31

Total Area: 164 m<sup>2</sup> 1,768 ft<sup>2</sup>

GARDEN

Plot No.	Garden Aspect	Rear Garden Size	
29	North	76 m <sup>2</sup>	818 ft <sup>2</sup>
31	North West	87 m <sup>2</sup>	936 ft <sup>2</sup>

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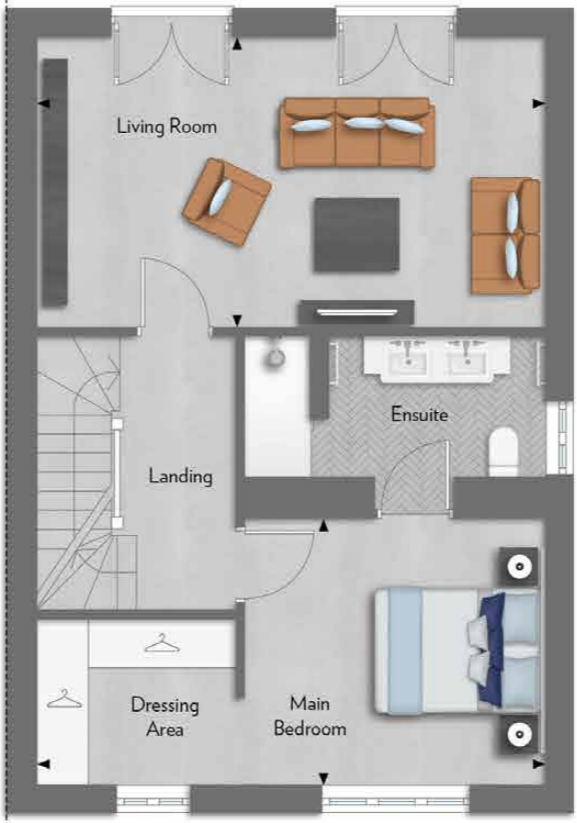


Photography depicts a previous street scene, brick colourways and roof material differ in various phases, indicative only.



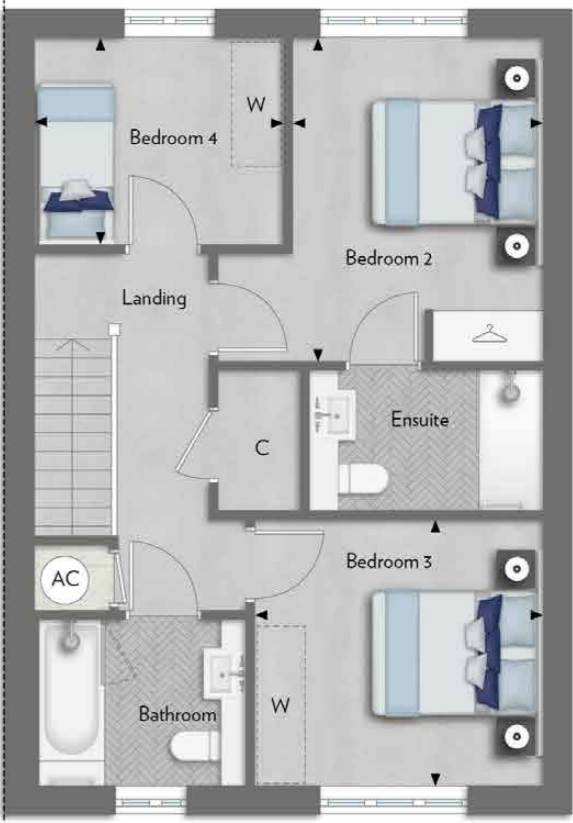
GROUND FLOOR

Kitchen/Family Room	6.11m x 3.47m	20'0" x 11'4"
Dining Room	3.83m x 3.41m	12'6" x 11'2"



FIRST FLOOR

Living Room	6.11m x 3.49m	20'0" x 11'5"
Main Bedroom/ Dressing Area	6.11m x 3.20m	20'0" x 10'5"



SECOND FLOOR

Bedroom 2	3.89m x 3.02m	12'9" x 9'10"
Bedroom 3	3.47m x 3.20m	11'4" x 10'5"
Bedroom 4	3.02m x 2.52m	9'10" x 8'3"

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

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## THE DUCHESS

Four bedroom DETACHED homes with the main bedroom boasting a *large walk-in wardrobe*, open plan kitchen dining room and first floor *family room*.



THE DUCHESS

Four Bedroom  
Detached Homes

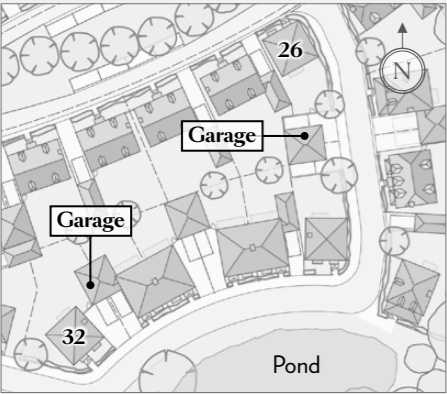
The Queen Elizabeth Collection  
Plots 26 & 32

Total Area: 189 m² 2,037 ft²

GARDEN

Plot No.	Garden Aspect	Rear Garden Size	
26	South	77 m²	828 ft²
32	North West	160 m²	1,722 ft²

GARAGE	7.64m x 3.59m	25'0" x 11'9"
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Computer generated image of Plot 13, indicative only.



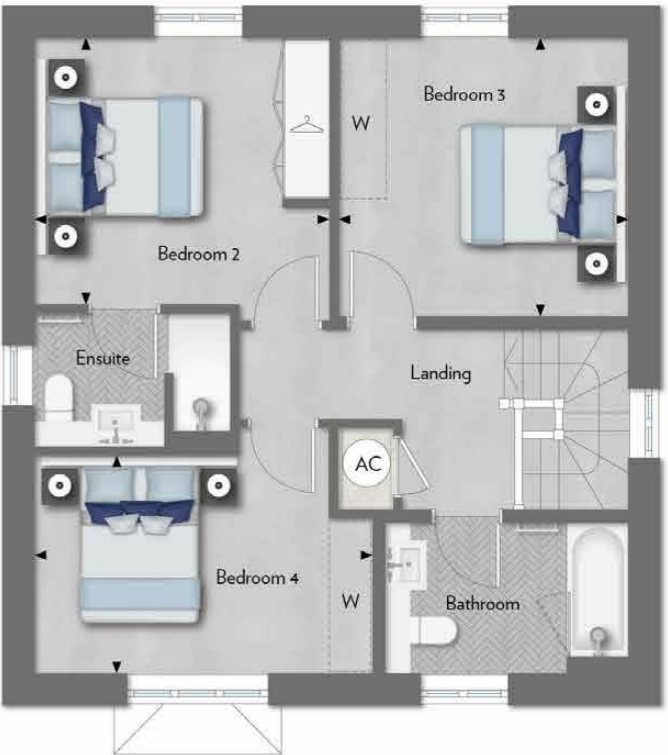
GROUND FLOOR

Kitchen/Dining Room	7.66m x 3.57m	25'1" x 11'8"
Living Room	4.36m x 3.69m	14'3" x 12'1"



FIRST FLOOR

Main Bedroom	4.56m x 3.57m	14'11" x 11'8"
Family Room	4.36m x 3.48m	14'3" x 11'5"



SECOND FLOOR

Bedroom 2	3.79m x 3.42m	12'5" x 11'2"
Bedroom 3	3.74m x 3.62m	12'3" x 11'10"
Bedroom 4	4.36m x 2.83m	14'3" x 9'3"

◄► Measurement Points   C Cupboard   B Boiler   Fitted Wardrobe  
W Wardrobe space only   AC Airing Cupboard

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THE DUCHESS

Four Bedroom  
Detached Homes

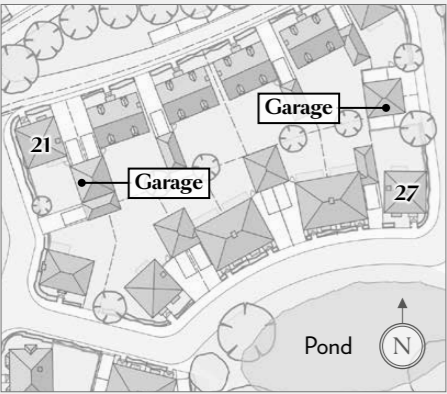
The Queen Elizabeth Collection  
Plots 21 & 27

Total Area: 189 m<sup>2</sup> 2,037 ft<sup>2</sup>

GARDEN

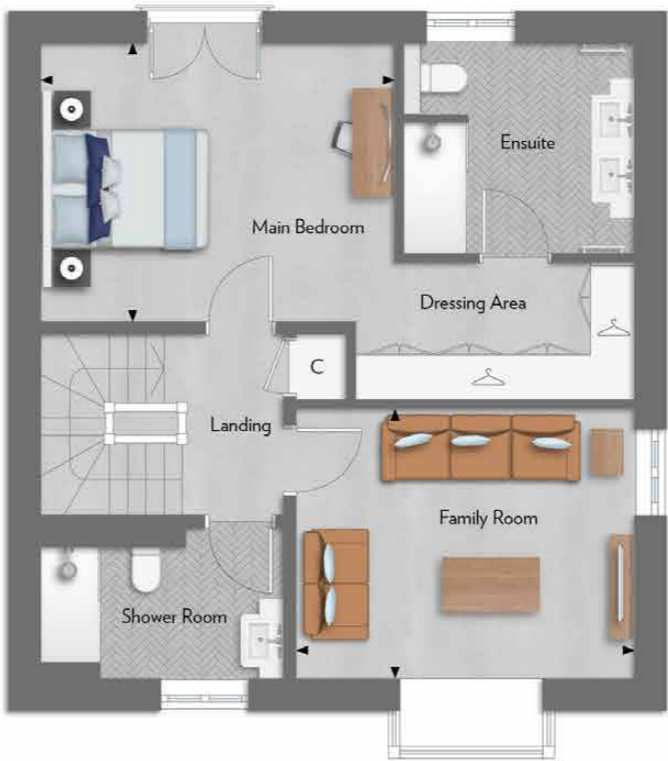
Plot No.	Garden Aspect	Rear Garden Size	
21	South	78 m <sup>2</sup>	839 ft <sup>2</sup>
27	North	102 m <sup>2</sup>	1,097 ft <sup>2</sup>

GARAGE	7.64m x 3.59m 25'0" x 11'9"
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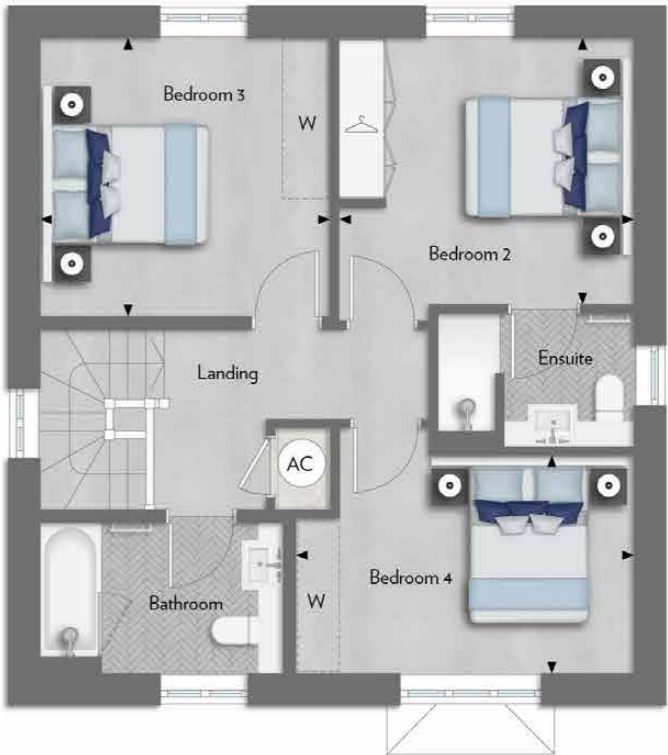
GROUND FLOOR

Kitchen/Dining Room	7.66m x 3.57m	25'1" x 11'8"
Living Room	4.36m x 3.69m	14'3" x 12'1"



FIRST FLOOR

Main Bedroom	4.56m x 3.57m	14'11" x 11'8"
Family Room	4.36m x 3.48m	14'3" x 11'5"



SECOND FLOOR

Bedroom 2	3.79m x 3.42m	12'5" x 11'2"
Bedroom 3	3.74m x 3.62m	12'3" x 11'10"
Bedroom 4	4.36m x 2.83m	14'3" x 9'3"

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

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## THE BEVAN

Five bedroom DETACHED homes with *large* main bedroom, *open plan* FAMILY kitchen dining room and gardens backing onto MATURE TREES.



Photography depicts a previous street scene. Brick colourways and roof material differ in various phases, indicative only.

THE BEVAN

Five Bedroom

Detached Homes

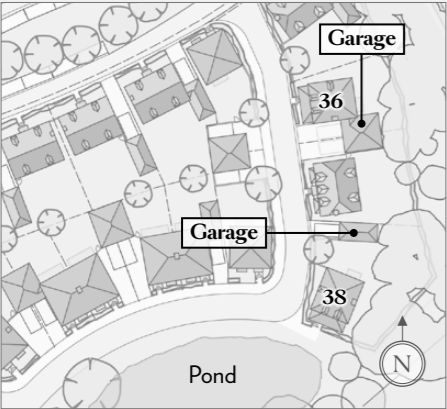
The Queen Elizabeth Collection

Plots 36 & 38

Total Area: 182 m<sup>2</sup> 1,963 ft<sup>2</sup>

GARDEN			
Plot No.	Garden Aspect	Rear Garden Size	
36	East	136 m <sup>2</sup>	1,463 ft <sup>2</sup>
38	North East	247 m <sup>2</sup>	2,658 ft <sup>2</sup>

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



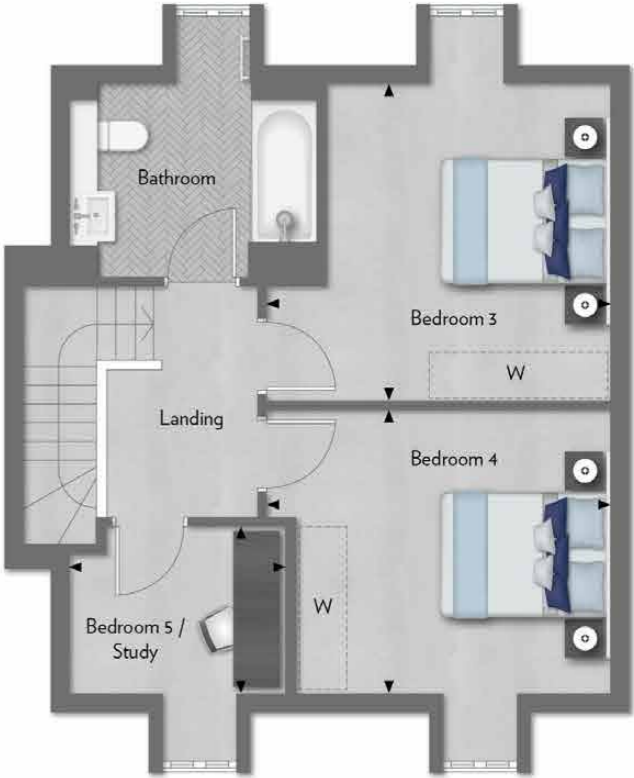
Photography depicts a previous street scene, brick colourways and roof material differ in various phases, indicative only.



GROUND FLOOR			
Kitchen/Dining Room	7.64m x 2.84m	25'0" x 9'3"	
Living Room	4.65m x 4.16m	15'3" x 13'7"	



FIRST FLOOR			
Main Bedroom	4.80m x 5.00m	15'8" x 16'4"	
Bedroom 2	4.80m x 3.35m	15'8" x 10'11"	



SECOND FLOOR			
Bedroom 3	3.75m x 3.75m	12'3" x 12'3"	
Bedroom 4	3.75m x 3.34m	12'3" x 10'11"	
Bedroom 5/Study	2.52m x 2.01m	8'3" x 6'7"	

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

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THE GLOUCESTER

Five bedroom DETACHED home with a *granite hearth* FIREPLACE, large first floor living room and *generous* garden terrace.



THE GLOUCESTER

Five Bedroom  
Detached Home

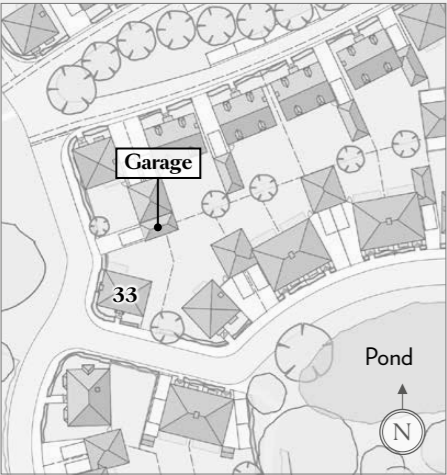
The Queen Elizabeth Collection  
Plot 33

Total Area: 174 m<sup>2</sup> 1,883 ft<sup>2</sup>

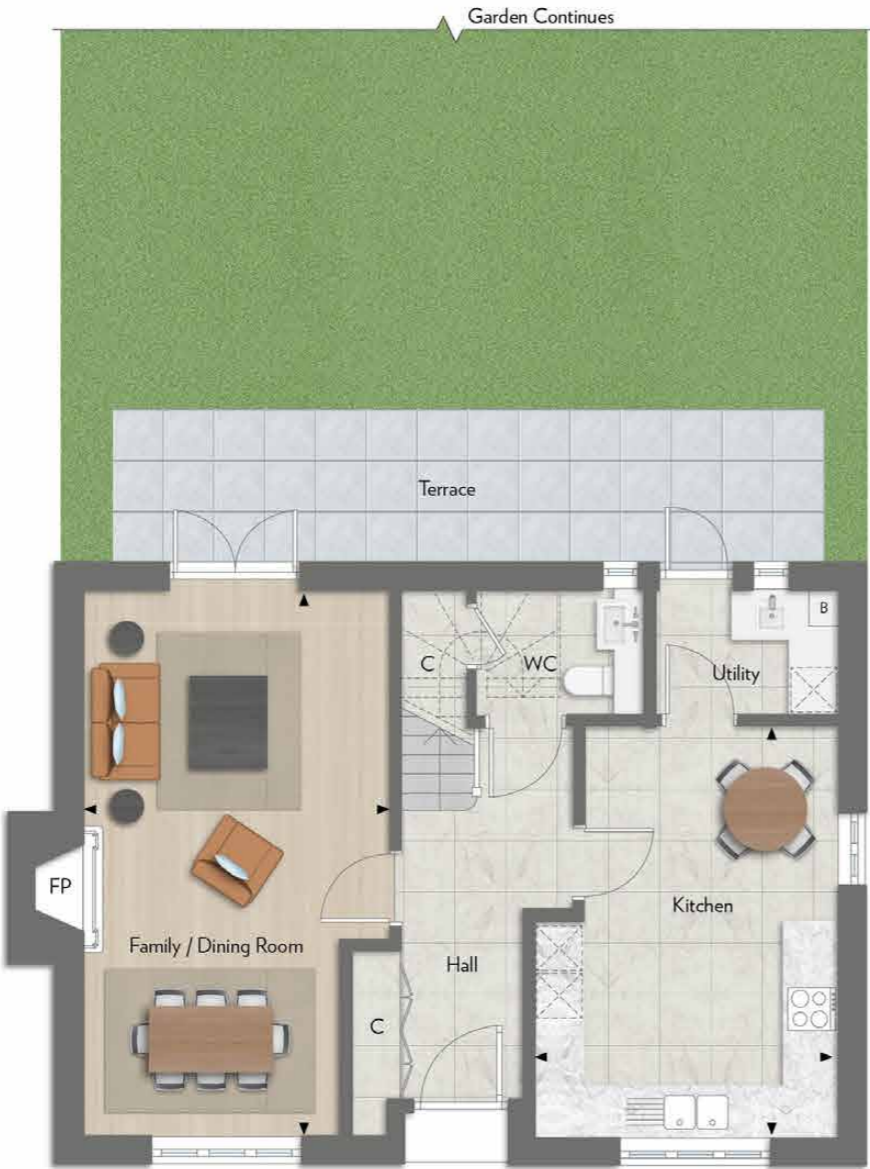
GARDEN

Plot No.	Garden Aspect	Rear Garden Size	
33	North	130 m <sup>2</sup>	1,399 ft <sup>2</sup>

GARAGE	7.64m x 3.59m	25'0" x 11'9"
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Computer generated image of plot 33, brick colourways and roof material differ in various phases, indicative only.

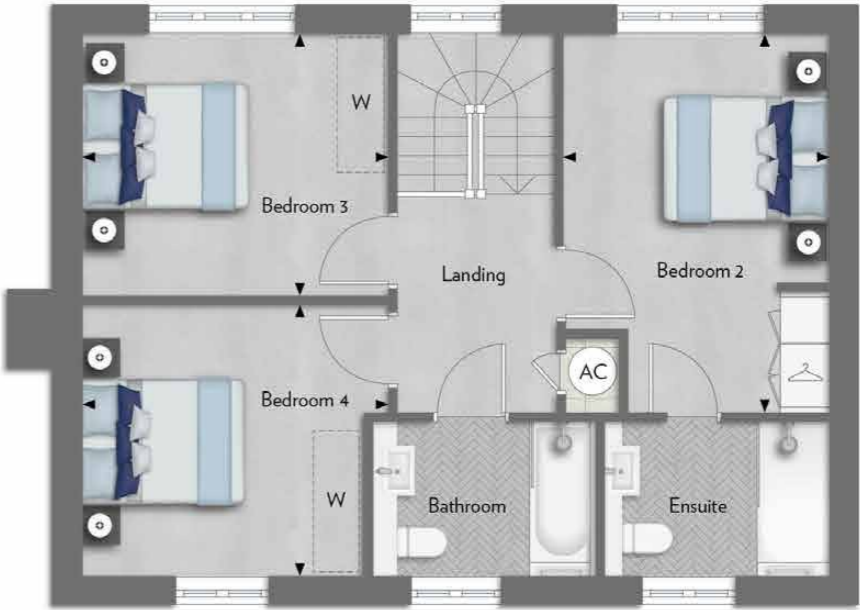


GROUND FLOOR

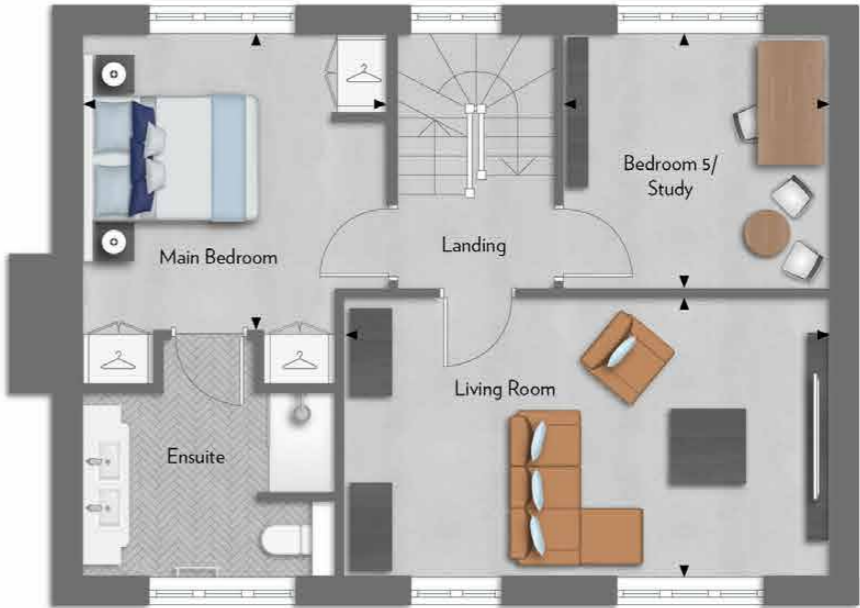
Kitchen	4.91m x 3.60m	16'1" x 11'8"
Family/Dining Room	6.52m x 3.59m	21'4" x 11'8"

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

SECOND FLOOR



FIRST FLOOR



FIRST FLOOR

Living Room	5.85m x 3.36m	19'2" x 11'0"
Main Bedroom	3.64m x 3.56m	11'9" x 11'6"
Bedroom 5/Study	3.17m x 3.06m	10'4" x 10'0"

SECOND FLOOR

Bedroom 2	4.56m x 3.17m	14'9" x 10'4"
Bedroom 3	3.64m x 3.16m	11'9" x 10'3"
Bedroom 4	3.64m x 3.26m	11'9" x 10'7"

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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 information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley policy of continuous improvement, the finished product may vary from the information provided.

# 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.  
Freestanding bath to The Cooper and The Jebb only.

**SPECIFICATION**

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



Show Home photography of previous phase is indicative only.

SPECIFICATION

Creating a LIFESTYLE  
within the most BEAUTIFUL  
*surroundings.*



Show Home photography of previous phase is indicative only.

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.



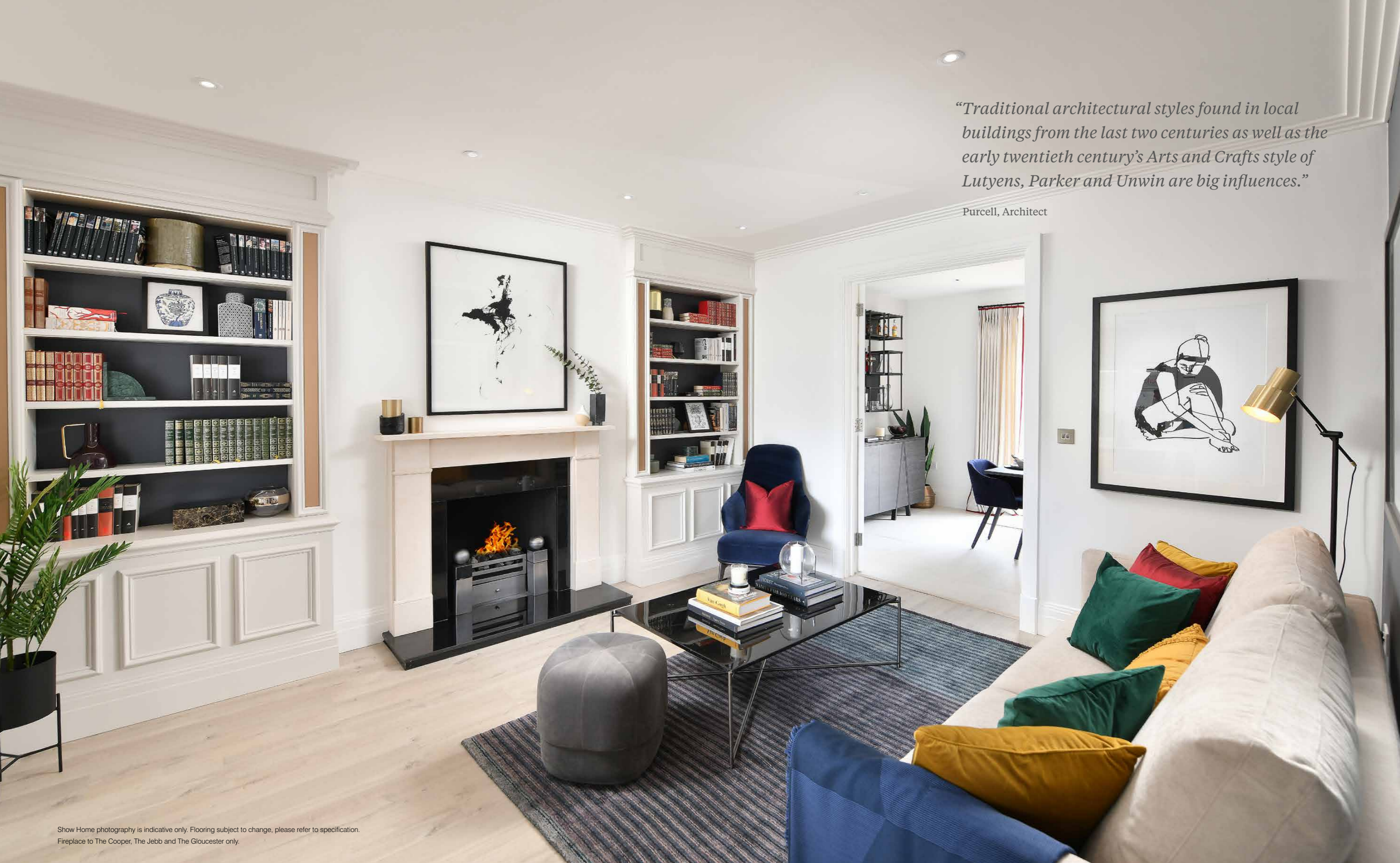
Show Home photography of previous phase is indicative only.

**SPECIFICATION**

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



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

## The Wisteria and The Duchess

KITCHEN	MAIN ENSUITE	CLOAKROOM
<ul style="list-style-type: none"><li>Shaker-style kitchen</li><li>Stone worktops, splashback and upstand</li><li>Bowl/half undermounted sink</li><li>Satin stainless steel mixer tap</li><li>Electric single oven, combination microwave oven and induction hob</li><li>Integrated extractor hood</li><li>Integrated fridge/freezer</li><li>Integrated dishwasher</li><li>Wine cooler</li><li>Compartmentalised recycle storage</li></ul>	<ul style="list-style-type: none"><li>Vanity unit with his &amp; hers under-counter washbasins and storage</li><li>Stone worktop</li><li>Wall mirror with feature lights</li><li>Floor mounted back-to-wall WC with concealed cistern, soft-close seat and dual flush control</li><li>Walk-in shower with low profile shower tray and tiled enclosure</li><li>Overhead shower and hand-shower set</li></ul>	<ul style="list-style-type: none"><li>Built-in vanity unit with under-counter washbasin and storage</li><li>Stone worktop</li><li>Wall mirror with feature lights</li><li>Floor mounted back-to-wall WC with concealed cistern, soft-close seat and dual flush control</li><li>Towel bar</li></ul>
UTILITY ROOM	FAMILY BATHROOM	HEATING
<ul style="list-style-type: none"><li>Freestanding washer/dryer</li><li>Single bowl sink</li></ul>	<ul style="list-style-type: none"><li>Built-in vanity unit with under-counter washbasin and storage</li><li>Stone worktop</li><li>Wall mirror with feature lights</li><li>Floor mounted back-to-wall WC with concealed cistern, soft-close seat and dual flush control</li><li>White steel bath with Shaker-style matt finish bath panel</li><li>Glass bath screen</li><li>Overhead shower and hand-shower set</li></ul>	<ul style="list-style-type: none"><li>Gas fired central heating</li><li>Underfloor heating to the ground floor and all bathrooms with individual thermostatically controlled radiators to all other areas</li><li>Chrome heated towel rail to family bathroom, main ensuite and ensuite shower room</li></ul>
	ENSUITE SHOWER ROOM	
	<ul style="list-style-type: none"><li>Built-in vanity unit with under-counter washbasin and storage</li><li>Stone worktop</li><li>Wall mirror with feature lights</li><li>Floor mounted back-to-wall WC with concealed cistern within vanity unit with soft-close seat and dual flush control</li><li>Walk-in shower with low profile shower tray with glass shower enclosure/screen</li><li>Overhead shower and hand-shower set</li></ul>	

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

FINISHES	EXTERNAL FEATURES	ELECTRICAL FITTINGS
<ul style="list-style-type: none"><li>Fully fitted wardrobes to main bedroom and bedroom 2 with drawer pack to main bedroom</li><li>Engineered flooring to dining room in The Wisteria Collection</li><li>Fitted carpets to living room/snug (where applicable), stairs, landings, and all bedrooms</li><li>Large format floor tile to kitchen/Dining Room (where applicable), hallway, utility and cloakroom</li><li>Herringbone floor tile to main ensuite, family bathroom and ensuite shower room</li><li>Full height tiling throughout main ensuite, bathroom and ensuite shower room with feature tiling to wall behind basins and to wall behind shower or bath</li><li>Carpeted treads and risers to staircase with white painted balustrades, stringers and newel posts and painted handrail</li><li>White panelled internal doors with raised mouldings</li><li>White panelled glazed internal doors with raised mouldings between hallway and kitchen</li><li>Decorative cornice to hallway, living room, dining room and main bedroom</li></ul>	<ul style="list-style-type: none"><li>Feature entrance door with multipoint locking system</li><li>Turf and paving to selected areas of rear garden</li><li>External tap and water butt</li><li>External lights to front and rear</li><li>Garage and driveways (where applicable)</li></ul>	<ul style="list-style-type: none"><li>Telephone points fitted in all bedrooms and living areas</li><li>Provision for Sky Q TV, with wiring as standard to the living room, dining room, family room and additional cabling to all bedrooms</li><li>Energy efficient LED downlights with dimmer function to reception rooms and main bedroom</li><li>Feature under cabinet lighting to wall units in kitchen</li><li>Automatic lighting to wardrobes and storage cupboards</li><li>Brushed stainless steel sockets above worktop height in kitchen</li><li>Low level white sockets and light switches throughout</li><li>Two USB sockets above kitchen worktop and one either side of main bedroom headboard</li><li>Shaver sockets to main ensuite, family bathroom and ensuite shower room</li><li>Power outlet in garage (where applicable)</li><li>Electric powered garage doors (where applicable)</li><li>External power outlet</li></ul>
SECURITY AND PEACE OF MIND		
	<ul style="list-style-type: none"><li>Property compatible for burglar alarm and to be fitted by purchaser if required</li><li>Mains powered smoke/heat detectors with battery backup</li><li>10-year NHBC warranty</li></ul>	

Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. Berkeley Homes Capital (North East London) Ltd reserves the right to alter, amend or update the specification, which may include changes in the colour, material or brand specified. In such cases, a similar alternative will be provided. Berkeley Homes Capital (North East London) Ltd 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.

# Premium SPECIFICATION

The Cooper, The Jebb, The Bevan and The Gloucester

KITCHEN	MAIN ENSUITE	CLOAKROOM
<ul style="list-style-type: none"><li>Shaker-style kitchen</li><li>Stone worktops, splashbacks and upstand</li><li>Two-bowl undermounted sink</li><li>Satin stainless steel mixer tap</li><li>Electric single oven, combination microwave oven and 900mm induction hob</li><li>Integrated extractor hood</li><li>Full height integrated fridge/freezer</li><li>Integrated dishwasher</li><li>Wine cooler</li><li>Compartmentalised recycle storage</li></ul>	<ul style="list-style-type: none"><li>Vanity unit with his &amp; hers under-counter washbasins and storage</li><li>Freestanding bath in The Jebb and The Cooper Collection only</li><li>Stone worktop</li><li>Wall mirror with feature lights</li><li>Floor mounted back-to-wall WC with concealed cistern, soft-close seat and dual flush control</li><li>Shower with low profile shower tray and glass screen/door where applicable</li><li>Overhead shower and hand-set</li></ul>	<ul style="list-style-type: none"><li>Built-in vanity unit with washbasin, WC and storage</li><li>Stone worktop</li><li>Wall mirror with feature lights</li><li>Floor mounted back-to-wall WC with concealed cistern within vanity unit with soft-close seat and dual flush control</li><li>Towel bar</li></ul>
UTILITY ROOM	FAMILY BATHROOM	HEATING
<ul style="list-style-type: none"><li>Freestanding washer/dryer</li><li>Single bowl sink</li><li>Stone worktops, splashbacks and upstand</li></ul>	<ul style="list-style-type: none"><li>Built-in vanity unit with under-counter washbasin and storage</li><li>Stone worktop</li><li>Wall mirror with feature lights</li><li>Floor mounted back-to-wall WC with concealed cistern within vanity unit with soft-close seat and dual flush control</li><li>White steel enamel bath with Shaker-style matt finish bath panel with glass screen</li><li>Overhead shower and hand-set</li></ul>	<ul style="list-style-type: none"><li>Gas fired central heating</li><li>Underfloor heating to the ground floor and all bathrooms with individual thermostatically controlled radiators to all other areas</li><li>Chrome heated towel rails to family bathroom, main ensuite and ensuite shower room</li><li>Fitted gas coal effect fireplace with limestone flat Victorian mantle and black granite hearth to plots with fireplaces</li></ul>
ENSUITE SHOWER ROOMS		
<ul style="list-style-type: none"><li>Built-in vanity unit with under-counter washbasin and storage</li><li>Stone worktop</li><li>Wall mirror with feature lights</li><li>Floor mounted back-to-wall WC with concealed cistern within vanity unit with soft-close seat and dual flush control</li><li>Shower with low profile shower tray with glass shower enclosure/screen</li><li>Overhead shower and hand-set</li></ul>		

PREMIUM *homes* at TRENT PARK, offer a specification of *exceptional* QUALITY further enhanced with a *fireplace* and *free-standing bath*.

FINISHES	EXTERNAL FEATURES	ELECTRICAL FITTINGS
<ul style="list-style-type: none"><li>Fully fitted wardrobes to main bedroom and bedroom 2 with drawer pack to main bedroom</li><li>Engineered flooring to family room/dining room in The Gloucester Collection only</li><li>Fitted carpets to living room, family room, snug (where applicable), stairs, landings, and all bedrooms</li><li>Large format floor tiles to kitchen/dining, hallway, utility, cloakroom and downstairs WC</li><li>Herringbone floor tiles to main ensuite, family bathroom and ensuite bathrooms</li><li>Full height tiling throughout main ensuite, family bathroom and shower room with feature tiling to wall behind basins and to wall behind shower or bath</li><li>Carpeted treads and risers to staircase with white painted balustrades, stringers and newel posts and stained wooden handrail</li><li>White internal doors with raised mouldings</li><li>White glazed internal doors with raised mouldings between hallway and kitchen</li><li>Decorative cornice to hallway, family room, living room and main bedroom</li></ul>	<ul style="list-style-type: none"><li>Feature entrance door with multipoint locking system</li><li>Turf and paving to selected areas of rear garden</li><li>External tap and water butt</li><li>External lights to front and rear</li><li>Garage and driveway (where applicable)</li></ul>	<ul style="list-style-type: none"><li>Telephone points fitted in all bedrooms and living areas</li><li>Provision for Sky Q TV to the living room and all bedrooms</li><li>Energy efficient LED downlights with dimmer function to reception rooms and main bedroom</li><li>Feature under cabinet lighting to wall units in kitchen</li><li>Automatic lighting to wardrobes and storage cupboards</li><li>Brushed stainless steel sockets to all rooms</li><li>Low level white sockets</li><li>Brushed stainless steel light switches running throughout</li><li>Two USB sockets above kitchen worktop and one either side of main bedroom headboard</li><li>Shaver sockets to main ensuite, family bathroom and ensuite shower room</li><li>Power outlet in garage (where applicable)</li><li>Electric powered garage doors (where applicable)</li><li>External power outlet</li></ul>
SECURITY AND PEACE OF MIND		
<ul style="list-style-type: none"><li>Property compatible for burglar alarm and to be fitted by purchaser if required</li><li>Mains powered smoke/heat detectors with battery backup</li><li>10-year NHBC warranty</li></ul>		

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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 for illustration purposes only and not to scale. 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 Homes Capital (North East London) Ltd policy of continuous improvement, the finished product may vary from the information provided. It may not be possible to provide the exact materials as referred to in the brochure. In such cases a suitable alternative will be provided. Berkeley Homes Capital (North East London) Ltd reserves the right to make these changes as required. 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. The Queen Elizabeth Collection is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley Homes Capital (North East London) Ltd to ascertain the availability of any particular property. All Computer Generated Images (CGIs) are indicative only. All lifestyle photography is indicative only. E743/05CA/0521



