



TRENT PARK  
ENFIELD, LONDON

THE

W W

E I

S N

T G

*collection*

*A boutique collection of contemporary  
4 bedroom terraced homes*

*Houses 1 – 5*



**Berkeley**  
Designed for life



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**THE WEST WING COLLECTION**

A CAPTIVATING new collection of unique homes are coming to Trent Park. Located next to the Grade II Trent Park House, THE WEST WING COLLECTION introduces just five *4 bedroom terraced homes* designed to SETTLE comfortably within its HISTORIC surroundings.

The West Wing Collection is perfectly suited for modern family life. Set over three storeys, these contemporary homes benefit from their own private garden whilst being surrounded by the magnificent historic grounds of Trent Park.

The focus on quality homes and improved natural green spaces is transforming Trent Park into a vibrant community in a unique setting. Just moments from Oakwood and Cockfosters, it's a quiet escape from the bustle of London.

THE WEST WING COLLECTION

The contemporary design of THE WEST WING COLLECTION sits *perfectly alongside* its historic neighbour, TRENT PARK HOUSE, the 18th century mansion located at the HEART OF TRENT PARK. Formal landscaping creates a *tranquil outlook* from the front of the homes with *stunning views* over the park and on towards the lake from the rear.





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**CHIC BY DESIGN**

Each home features **MULTI-LEVEL LIVING**, full height windows, and a lower ground floor open plan kitchen/dining room that opens onto the patio and **PRIVATE GARDEN**. Underground parking is *tucked away* under the building.



Computer generated image, indicative only.

LIGHT & SPACIOUS

The full-height glazing of the first floor living room admits MAXIMUM DAYLIGHT, and allows you to step out onto the PRIVATE TERRACE, with views towards the *lake* and NORTH LAWN.



EXCEPTIONAL QUALITY

The West Wing Collection showcases Berkeley's ATTENTION TO DETAIL in every room. These are EXCEPTIONAL HOMES for those who demand *the very best*.









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LAKE

The TRENT PARK LAKE is one of the most *delightful* features of the historic parkland. Its mirror-like waters are just a *short stroll* away from The West Wing Collection.

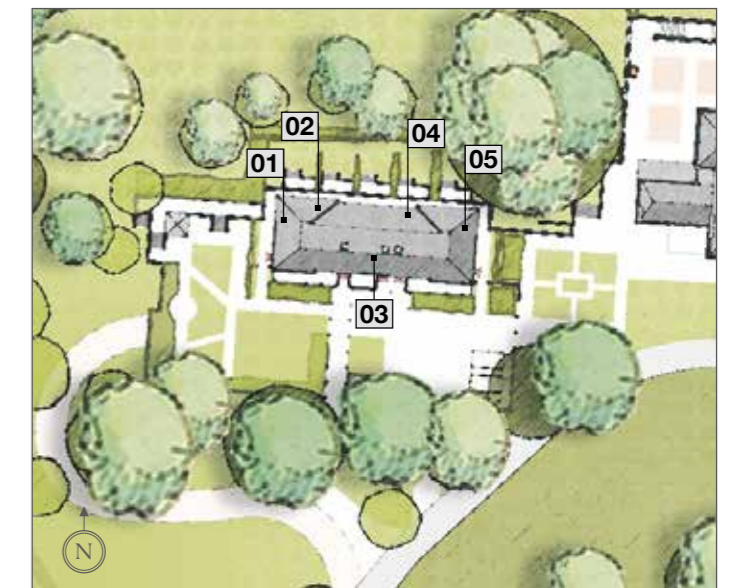




**WEST WING COLLECTION**

*Four Bedroom Terraced Houses*

Houses 1 - 5



Site plans are not to scale and show approximate locations, 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.



**THE DAFFODIL LAWN**

*It is claimed that one million daffodils bloom each spring on the Daffodil Lawn. We're not sure that anyone has counted, but we can say that their arrival each Spring is a spectacular sight not to be missed.*

TRENT PARK

**RICH IN CHARACTER**

Many of Trent Park's garden features were laid out in the 1920s and 1930s, when the Mansion House was a focus for HIGH SOCIETY gatherings. *Berkeley* has reinstated and RESTORED the gardens to enhance the *rich quality of life* enjoyed by today's residents.

**LONG GARDEN & WISTERIA WALK**

*The reinstatement of Sassoon's Long Garden provides the perfect place for a relaxing stroll. In the Wisteria Walk, early summer brings cascades of blue-purple flowers. Winston Churchill was photographed there, and painted it too.*



# EXCEPTIONAL GARDENS



**JAPANESE GARDEN & COUNTRY PARK**

*The Japanese Garden has streams and bridges and ornamental planting, and comes into its own every Spring. In contrast, the Country Park provides over 400 acres of wild woodland to explore.*





# YOUR EXCLUSIVE RETREAT



The superb range of facilities include four outdoor tennis courts with a fully equipped gym located in the restored orangery building overlooking the outdoor heated swimming pool.



Computer generated image, indicative only.

TRENT PARK



Computer generated image and soft landscaping is indicative only.



# FLOORPLANS

## THE WEST WING COLLECTION



Arranged on three levels, The West Wing Collection homes provide exceptionally well-planned family space. The lower ground floor combines an open plan kitchen/dining room and family room, while the living room is located on the first floor. Each home offers four bedrooms, with ensuite bathrooms to the main bedroom and bedroom 2. There is also a family bathroom.

**PARKING FOR ALL**

The entrance to the underground residents' car park is via *remote controlled gates*, with **DIRECT INDIVIDUAL ACCESS** to each house. Electric vehicle charging points\* and cycle storage are also provided.



South Elevation



- LW Lightwell
- ▲ Entrance to houses
- 🔌 Electric Car Charging Points
- 🚲 Cycle Storage
- ⚙️ Plant Room

North Elevation



▲ Entrance to houses

\*Electric charging points are provided on a right to park basis. 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.

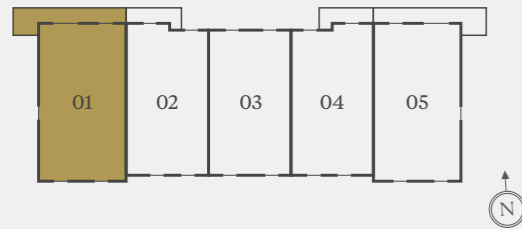
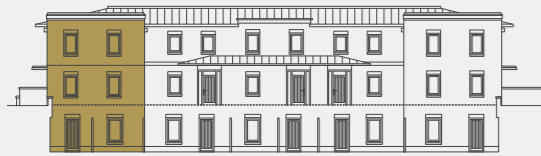
WEST WING COLLECTION

Four Bedroom  
End of Terrace House

Plot 01

Total Area: 203.2 sq m 2,187 sq ft

South Elevation



24

LOWER GROUND

Kitchen/Dining	5.95m x 5.94m	19' 6" x 19' 6"
Family Room/Study	3.79m x 3.36m	12' 5" x 11' 0"
Garden	56.7 sq m	610.3 sq ft

GROUND LEVEL

Living Area	5.95m x 4.96m	19' 6" x 16' 3"
Bedroom 2	3.01m x 3.84m	9' 11" x 12' 7"
Terrace	17.9 sq m	192 sq ft

FIRST FLOOR

Main Bedroom	5.95m x 4.96m	19' 6" x 16' 3"
Bedroom 3	2.76m x 3.60m	9' 0" x 11' 9"
Bedroom 4	3.08m x 2.47m	10' 1" x 8' 1"
Balcony	6.9 sq m	74 sq ft



Lower Ground

◀▶ Measurement Points B Boiler ☑ Wardrobe CYL Hot Water Cylinder  
W Wardrobe space only SC Services Cupboard ST Storage

TRENT PARK



North Lawn & Lake



Ground Level

Views toward  
Daffodil Lawn



First Floor

25

Floorplans are subject to planning and show approximate measurements only. Measurements may vary within a tolerance of 5%. Exact layouts and sizes may vary. 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. Please ask Sales Consultant for further information. Flooring finishes and sizes to balconies, lightwells and terraces maybe subject to change.

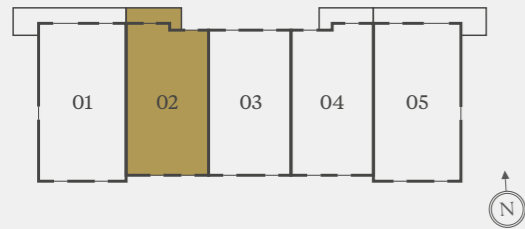
WEST WING COLLECTION

Four Bedroom  
Terrace House

Plot 02

Total Area: 181.5 sq m 1,954 sq ft

South Elevation



26

LOWER GROUND

Kitchen/Dining	5.60m x 5.51m	18' 4" x 18' 1"
Family Room/Study	3.34m x 3.46m	10' 11" x 11' 4"
Garden	41.9 sq m	451.0 sq ft

GROUND LEVEL

Living Area	5.60m x 4.53m	18' 4" x 14' 10"
Bedroom 2	2.76m x 3.81m	9' 1" x 12' 6"
Terrace	5.8 sq m	62 sq ft

FIRST FLOOR

Main Bedroom	5.60m x 4.06m	18' 4" x 13' 4"
Bedroom 3	2.76m x 3.60m	9' 1" x 11' 10"
Bedroom 4	2.47m x 2.74m	8' 1" x 8' 11"
Balcony	3.8 sq m	41 sq ft



Lower Ground

◀▶ Measurement Points B Boiler ☑ Wardrobe CYL Hot Water Cylinder  
W Wardrobe space only SC Services Cupboard ST Storage RL Rooflight

TRENT PARK

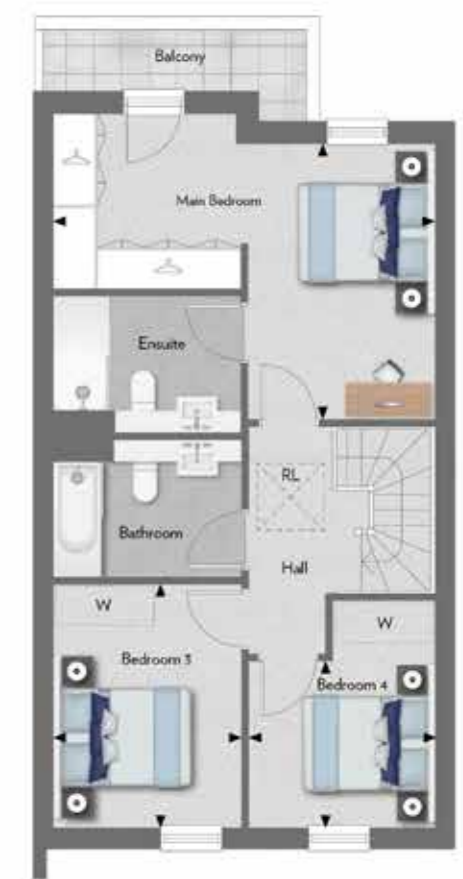


North Lawn & Lake



Ground Level

Views toward  
Daffodil Lawn



First Floor

27

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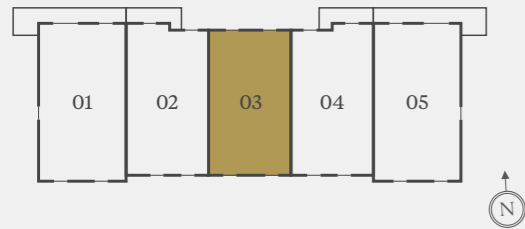
WEST WING COLLECTION

Four Bedroom  
Terrace House

Plot 03

Total Area: 179.2 sq m 1,929 sq ft

South Elevation



28

LOWER GROUND

Kitchen/Dining	5.60m x 5.51m	18' 4" x 18' 1"
Family Room/Study	3.34m x 3.45m	10' 11" x 11' 4"
Garden	44.1 sq m	474.6 sq ft

GROUND LEVEL

Living Area	5.60m x 4.08m	18' 4" x 13' 5"
Bedroom 2	2.76m x 3.81m	9' 1" x 12' 6"
Terrace	6.0 sq m	64 sq ft

FIRST FLOOR

Main Bedroom	5.60m x 4.06m	18' 4" x 13' 4"
Bedroom 3	2.76m x 3.60m	9' 1" x 11' 10"
Bedroom 4	2.47m x 2.74m	8' 1" x 8' 11"



Lower Ground

TRENT PARK

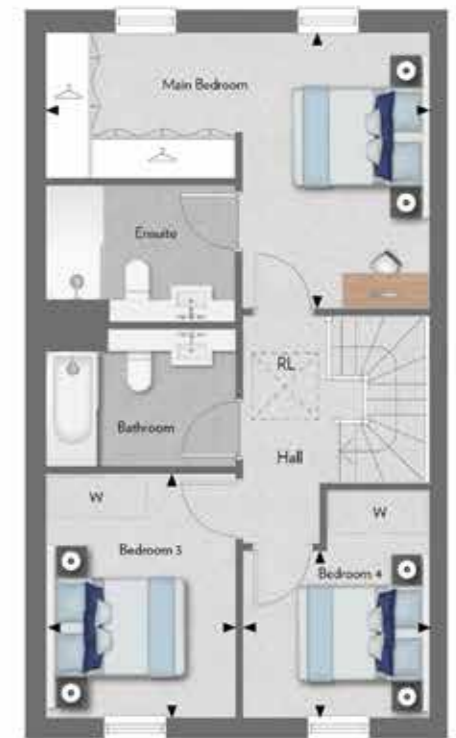


North Lawn & Lake



Ground Level

Views toward  
Daffodil Lawn



First Floor

29

◀▶ Measurement Points B Boiler W Wardrobe CYL Hot Water Cylinder  
W Wardrobe space only SC Services Cupboard ST Storage RL Rooflight

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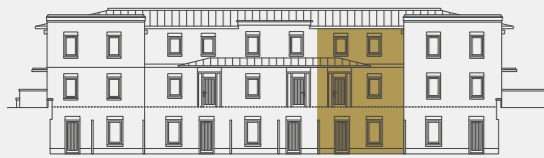
WEST WING COLLECTION

Four Bedroom  
Terrace House

Plot 04

Total Area: 181.5 sq m 1,954 sq ft

South Elevation



LOWER GROUND

Kitchen/Dining	5.60m x 5.51m	18' 4" x 18' 1"
Family Room/Study	3.34m x 3.45m	10' 11" x 11' 4"
Garden	45.1 sq m	485.4 sq ft

GROUND LEVEL

Living Area	5.60m x 4.53m	18' 4" x 14' 10"
Bedroom 2	2.76m x 3.81m	9' 1" x 12' 6"
Terrace	5.8 sq m	62 sq ft

FIRST FLOOR

Main Bedroom	5.60m x 4.06m	18' 4" x 13' 4"
Bedroom 3	2.76m x 3.60m	9' 1" x 11' 10"
Bedroom 4	2.47m x 2.74m	8' 1" x 8' 11"
Balcony	3.8 sq m	41 sq ft



Lower Ground

TRENT PARK

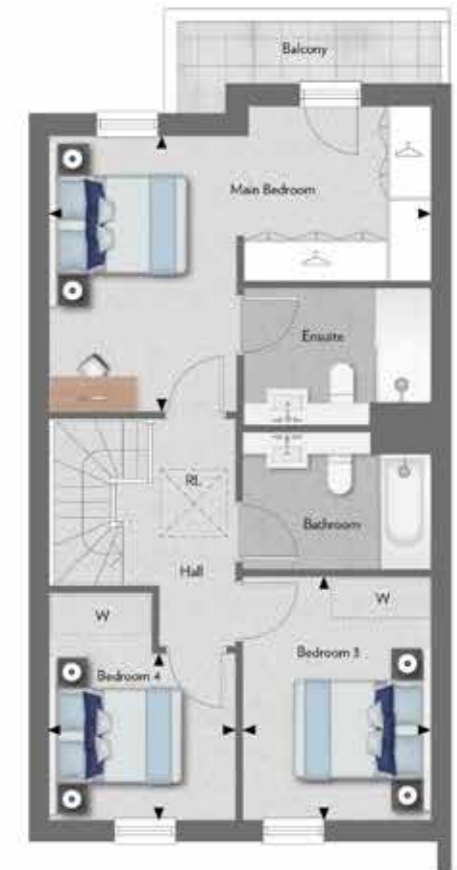


North Lawn & Lake



Ground Level

Views toward  
Daffodil Lawn



First Floor

◀▶ Measurement Points B Boiler W Wardrobe SC Services Cupboard ST Storage RL Rooflight  
CYL Hot Water Cylinder  
W Wardrobe space only

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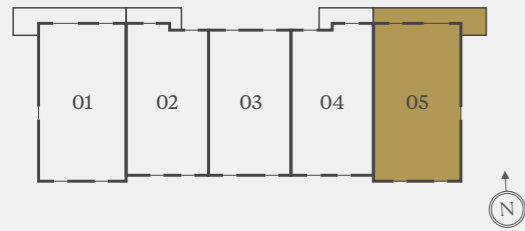
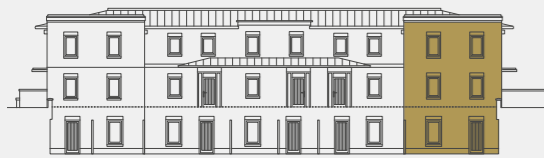
WEST WING COLLECTION

Four Bedroom  
End of Terrace House

Plot 05

Total Area: 203.2 sq m 2,187 sq ft

South Elevation



LOWER GROUND

Kitchen/Dining	5.95m x 5.94m	19' 6" x 19' 6"
Family Room/Study	3.79m x 3.36m	12' 5" x 11' 0"
Garden	55.8 sq m	600.6 sq ft

GROUND LEVEL

Living Area	5.95m x 4.96m	19' 6" x 16' 3"
Bedroom 2	3.01m x 3.84m	9' 11" x 12' 7"
Terrace	11.3 sq m	121 sq ft

FIRST FLOOR

Main Bedroom	5.95m x 4.96m	19' 6" x 16' 3"
Bedroom 3	2.76m x 3.60m	9' 1" x 11' 10"
Bedroom 4	3.08m x 2.47m	10' 1" x 8' 1"
Balcony	6.9 sq m	74 sq ft



Lower Ground

TRENT PARK



North Lawn & Lake



Ground Level



First Floor

Views toward  
Daffodil Lawn

◀▶ Measurement Points B Boiler W Wardrobe CYL Hot Water Cylinder  
W Wardrobe space only SC Services Cupboard ST Storage

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# SPECIFICATION

## THE WEST WING COLLECTION



The West Wing Collection is rich in outstanding interior features, which include fitted kitchens with stone worktops and integrated appliances; built-in vanity units to the bathrooms and ensuites; underfloor heating to the ground floor and all bathrooms; and engineered timber flooring to the ground floor rooms.

## SPECIFICATION

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

### KITCHEN

- Matt finish to cabinets
- Composite stone worktop and upstands
- Two under mounted sinks
- Brushed black mixer tap
- Integrated single oven, combination microwave oven and induction hob with integrated extractor
- Full height integrated fridge/freezer
- Integrated dishwasher
- Integrated wine cooler
- Compartmentalised recycle storage

### UTILITY ROOM

- Freestanding washer/dryer
- Single bowl sink
- Composite stone worktop and upstand

### FAMILY BATHROOM

- Built-in vanity unit
- Semi recessed wash handbasin, storage unit with stone vanity top and deck mounted brushed black tap
- Mirrored wall cabinet
- Floor mounted WC with soft-close seat and dual flush control
- White steel bath and bath panel
- Brushed black overhead shower and hand held shower set
- Heated brushed black towel rail

### ENSUITE SHOWER ROOMS

- Built-in vanity unit
- Semi recessed washbasin and storage unit with composite stone vanity top and deck mounted brushed black tap
- Mirrored wall cabinet
- Floor mounted WC with soft-close seat and dual flush control
- Shower with low profile shower tray with glass shower enclosure/screen
- Brushed black overhead shower and hand-set
- Heated brushed black towel rail

### CLOAKROOM

- Built-in vanity unit with profile edge details
- Semi recessed washbasin and storage with composite stone vanity top and deck mounted brushed black tap
- Wall mirror
- Floor mounted WC with soft-close seat and dual flush control
- Brushed black towel rail

### HEATING

- Gas fired central heating
- Underfloor heating to the ground floor and all bathrooms with individual thermostatically controlled column radiators where applicable

### FINISHES

- Fully fitted wardrobes to main bedroom and bedroom 2 with drawer pack to main bedroom
- Engineered flooring to open plan hallways/ kitchen/living/dining and family room/study
- Fitted carpets to all bedrooms, stairs and landings
- Large format stone effect floor tiles to WC, family bathroom and ensuite showers
- Full height tiling throughout WC, family bathroom and shower room with feature tiling to vanity wall
- Carpeted treads and risers to staircase with painted balustrades, stringers and newel posts and stained wooden handrail
- Dark grey wood grain internal doors
- Brushed black ironmongery throughout

## TRENT PARK

### EXTERNAL FEATURES

- Feature entrance door with multipoint locking system
- Turf and paving to selected areas of rear garden
- External tap and water butt

### SECURITY AND PEACE OF MIND

- Property compatible for burglar alarm and to be fitted by purchaser if required
- Mains powered smoke/heat detectors with backup
- 10-year structural warranty

### ELECTRICAL FITTINGS

- Telephone points fitted in all bedrooms and living areas
- Provision for Sky Q and Virgin TV to the living room and all bedrooms
- Energy efficient LED downlights with dimmer function to reception rooms and main bedroom
- Feature under cabinet lighting to wall units in kitchen
- Automatic lighting to wardrobes and storage cupboards
- Brushed black USB sockets above kitchen worktop
- Low level white sockets with USB sockets to main bedroom
- Brushed black light switches throughout
- Shaver sockets to family bathroom and ensuite showers
- Feature pendant light to WC, family bathroom, ensuite showers

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.

# PERSONALISE

YOUR HOME



Choose from two colour palettes to personalise elements of your new home to reflect your personal taste



LIGHT & ELEGANT

The *Fawn palette* brings a LIGHT TOUCH to your interiors with *paler hues*.

# FAWN

**INTERIOR FINISHES**  
Kitchen cabinets in a light timber and pale gloss finish with engineered flooring.



**BATHROOM / SHOWER ROOM**

The Fawn palette includes lighter coloured wall and floor tiles, paired with cream coloured vanity units.



Computer generated image, indicative only.



Computer generated image, indicative only.





Computer generated image, indicative only.

**RICH & CONTEMPORARY**

By choosing the *Ember palette* you can make a **BOLD DESIGN** statement.

**EMBER**

**INTERIOR FINISHES**

Kitchen cabinets in a rich dark timber and cloudy grey finish with engineered flooring.

**DEEP HUES**

The Ember bathrooms and ensuites have charcoal toned vanity units and tiling in a complementary shade.



Computer generated image, indicative only.



Computer generated image, indicative only.

When you buy a new home from BERKELEY you can be *safe in the knowledge* that it is built to a very **HIGH STANDARD** of *design and quality*, has *low environmental impact* and that you will enjoy an **EXCEPTIONAL** customer experience.

TRENT PARK

**CUSTOMER RELATIONS**

*We want to ensure you are happy with every aspect of your new home, so we look after our customers at every stage with expert advice, attention to detail and continuous communication. From exchange of contracts, your dedicated Berkeley Customer Service Representative will help with any questions you may have.*



*Here is what you can expect:*

- From the day you reserve – until the day you complete – we’ll update you regularly on progress
- You will be given your own log-in credentials at reservation to access your personal MyHome Plus account where you will be able to view the development, property, construction progress and buying process information
- Sustainability is high on any responsible builder’s agenda. We promise to fully communicate the environmental features of our developments to all of our customers
- Our Customer Relations Manager will present a selection of designer-conceived colour palettes to help you find the interior finish that most suits your style
- We’ll meet you on site to demonstrate all the functions and facilities of your new home
- We personally handover your key on completion day and make sure everything is to your satisfaction
- The 2-year warranty with 24-hour emergency service has a dedicated customer service telephone number and from the 3rd to the 10th year you’ll have the added security protection of a 10-year Premier warranty

Finally we’ll contact you after 7 days, at 4 weeks and 7 months after you move in, to make sure everything continues... perfectly.



#### PEOPLE, PLANET, PROSPERITY

Sustainability is fundamental to Berkeley's ethos. In simple terms, we want to ensure the long-term health, wellbeing and prosperity of people and the planet. There are a range of ways we are managing and minimising the environmental impact of our operations and delivery of homes and communities. These are the initiatives we have implemented at Trent Park.

#### NATURE AND BIODIVERSITY

Parkland, trees, flowers, ponds, hedges, gardens – these are the fundamentals of a thriving natural environment that can be enjoyed by everyone. They are all part of our commitment to net biodiversity gain on our developments. Within and around Trent Park, we have created natural habitats that encourage wildlife to flourish. We are working with Murdoch Wickham, HTA and Historic England to engage residents in the natural landscapes that we have created.

#### WASTE AND RECYCLING

We actively encourage all residents to reduce their waste wherever possible. In addition to external recycling bins, we provide integrated recycling bins in kitchens to make it easier to separate and recycle waste.

#### WATER EFFICIENCY

Our homes are designed to high water efficiency standards and are fitted with dual flush WCs, and low-flow taps and showerheads which use less water without compromising convenience and comfort. We also suggest simple steps to reduce water consumption, such as not leaving taps running unnecessarily.

#### ENERGY EFFICIENCY

Efficient use of electricity and gas helps lower fuel bills and reduces carbon emissions. Our homes have been designed to use less energy than a standard home. They have enhanced levels of thermal insulation and air-tightness, and have been fitted with a master light switch by the front door. All lighting is low energy and kitchen appliances have high energy efficiency ratings.

#### NOISE REDUCTION

We can't eliminate noise, but we consider the impact of noise in the design of our homes. We consider external noise, such as from nearby roads, and internal noise including the transfer between rooms and floors. We incorporate measures to reduce the different types of noise wherever possible to create a quieter environment.

#### CLEAN AIR

It is hard to avoid polluted air, particularly in our cities. Throughout Trent Park we have planted trees, shrubs and flower beds to help create a cleaner air environment. Within our homes we may provide mechanical ventilation to filter the internal air.

#### SUSTAINABLE TRANSPORT

A residents-only shuttle bus runs from Trent Park to Oakwood Station. We also provide secure cycle parks and car charging points to encourage the use of sustainable methods of transport, to help reduce air pollution around the development and the wider area. These active methods of transport also help encourage healthier lifestyles.

#### STEWARDSHIP

Maintaining our communal open spaces and facilities in perpetuity is an important benefit to the whole community. We work with Cluttons LLP and residents to ensure the development remains in pristine condition.

#### FUTURE-PROOF DESIGN

From the early stages of design, we assess how our homes will stand up to the future effects of climate change, such as how they will be affected by higher summer temperatures, periods of drought, or more extreme rainfall. We are constantly researching how we can ensure our homes and developments are more resilient to these extremes to understand what new innovative technologies we should use in our future designs.

**DESIGNED FOR LIFE**

*At Berkeley, we are committed to creating great places where people love to live, work and relax. Where the homes are light-filled, adaptable and finished to very high standards. Where carefully planned public areas enhance wellbeing and quality of life for residents and visitors. Where people feel a sense of community.*

**CUSTOMERS DRIVE ALL OUR DECISIONS**

We achieve that by putting our customers at the heart of everything we do. First, we strive to understand what our customers want and need – well-built homes, in a pleasant and safe neighbourhood, with plenty of amenities and good transport connections. Then we apply that understanding to all our planning and design decisions.

And for every new development, we challenge ourselves to go further, to improve and innovate, ensuring we satisfy the real needs of our customers in inspiring and sustainable ways.

**CHOICE AND DIVERSITY**

No two Berkeley customers are the same, so we aim to offer a wide choice of property location, size and type. From central London to major towns and cities; from market towns to rural villages, countryside to the coast – we build in locations our customers love. And whatever home you are looking for, whether that’s a city penthouse, a modern studio apartment or traditional family home, you will find the perfect fit for your lifestyle.

**QUALITY FIRST TO LAST**

Quality is the defining characteristic of Berkeley developments, right down to the very last detail. We choose our locations, style of homes, construction practices, materials and specifications with great care. When you buy a new home from Berkeley you can be safe in the knowledge that it is built to high standards of design and quality, has low environmental impact and that you will receive a professional, efficient and helpful service from us. For extra peace of mind, all new properties come with a 10-year build warranty.

**GREEN LIVING**

For Berkeley, sustainability isn’t simply the latest buzzword. We are committed to creating a better environment within our developments and in the areas that surround them. That’s why we build on brownfield sites whenever we can, bringing new life to disused and unloved spaces. We take care to protect the natural environment and enhance biodiversity. All our homes are designed to reduce water and energy consumption, and to enable residents to recycle waste.

**COMMITMENT TO THE FUTURE**

When we plan a development, we take a long-term view of how the community we create can thrive in years to come. Our aim is to permanently enhance the neighbourhoods in which they are located, through intelligent design, quality landscaping, sympathetic architecture or restoration, and high standards of sustainability. We don’t just build for today; we build for the future too.



TRANSFORMING TOMORROW

*Our Vision 2030*

At Berkeley Group OUR PASSION and purpose is to build quality homes, *strengthen communities* and IMPROVE people's lives.

*We are innovating, pushing boundaries and taking action to ensure we have a long-term, positive impact that is good for our customers, the communities we touch, our business and the world around us.*

*We transform underused sites into exceptional places and we're also transforming the way we work; embracing technology and raising standards, as we continue to deliver an outstanding customer experience and create high-quality homes that delight our customers.*

*Our Vision 2030 is our 10-year plan which sets out how we will achieve this.*



TRANSFORMING PLACES

Working with local people and partners we create welcoming and connected neighbourhoods where you can be proud to live.



TRANSFORMING LIFESTYLES

Taking action on climate change and giving you ways to live more sustainably. We're building efficient homes that use less energy over their lifetime, with sustainable travel choices on the doorstep.



TRANSFORMING NATURE

Creating beautiful places with habitats that help nature to thrive, meaning that every site is left with more nature than when we began.



TRANSFORMING FUTURES

Helping people to reach their potential through apprenticeships and training, and programmes supported by the Berkeley Foundation.

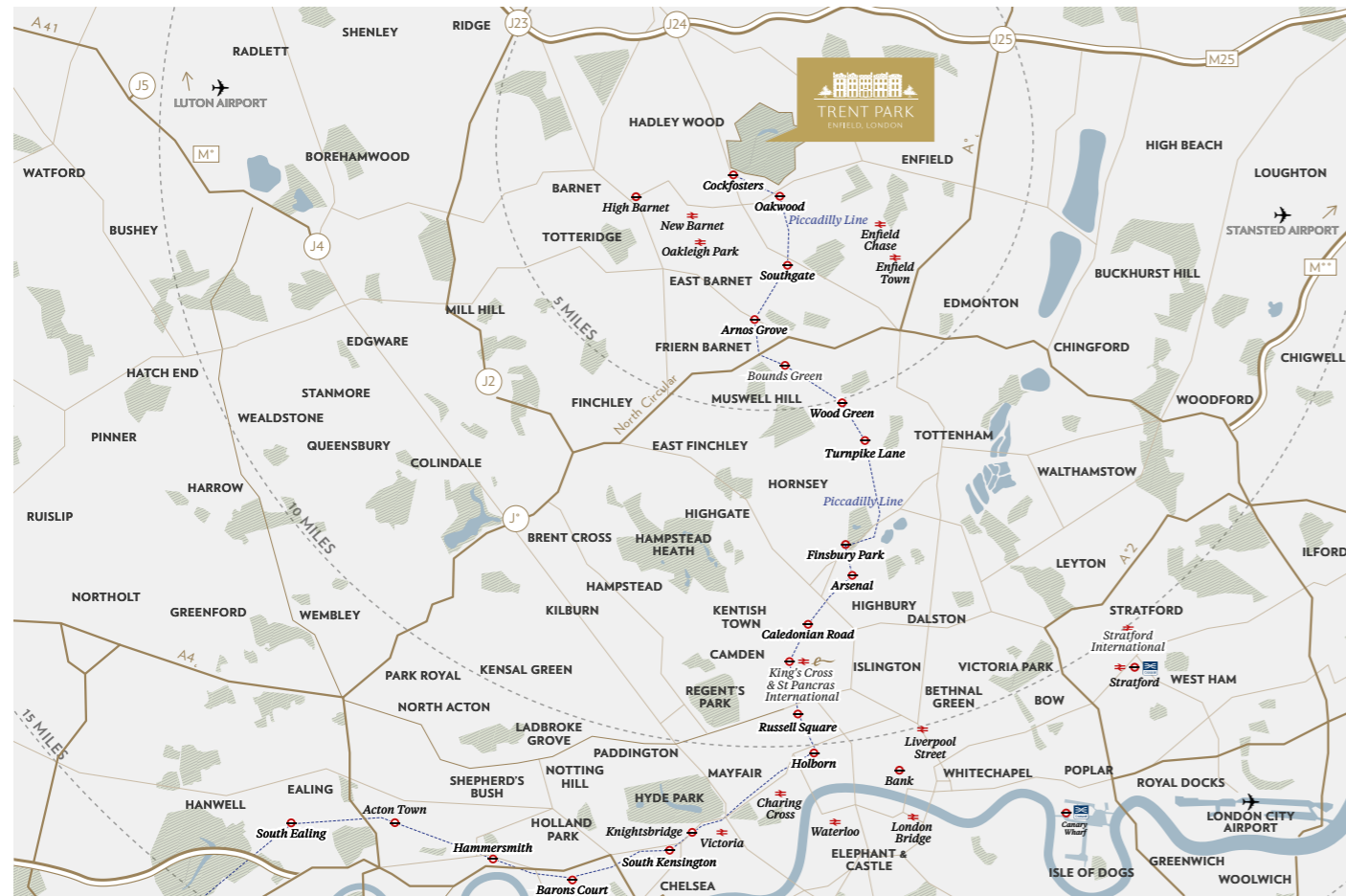


Please scan this QR code for more information on how we are TRANSFORMING TOMORROW



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

T: +44 (0)20 3005 5590 | W: Trent-Park.co.uk | E: TrentPark@berkeleygroup.co.uk



**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 Stagg Hill/A111 and, if travelling anti-clockwise, exit the M25 from Junction 24 and at the roundabout take the 2nd exit onto Stagg 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 West Wing 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. 743/05CA/1021





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