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Floorplans

Berkeley
Designed for life

Once in a lifetime *opportunity*



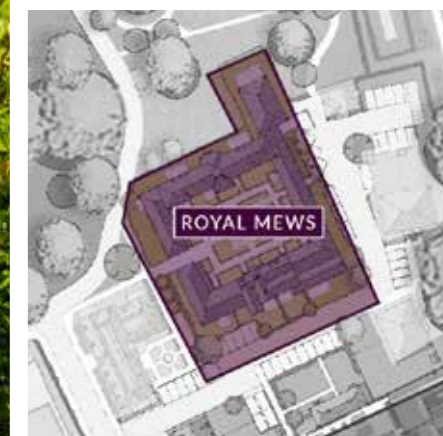
The *Royal* Mews

A selection of just 7 homes benefiting from a central landscaped courtyard with enviable views across the Daffodil Lawn towards the Grade II listed Mansion House and restored landscaping of the Long Garden, The Royal Mews is perfectly positioned within this sought after development.

4 | TRENT PARK

5 | TRENT PARK

Plot Locator





6 | TRENT PARK

7 | TRENT PARK

Computer generated image is indicative only and subject to change.

The Royal Mews interiors radiate **elegance and sophistication**, showcasing modern luxury finishes. This carefully curated collection offers a rare opportunity to own a piece of history.



Computer generated image is indicative only and subject to change.

THE ROYAL MEWS

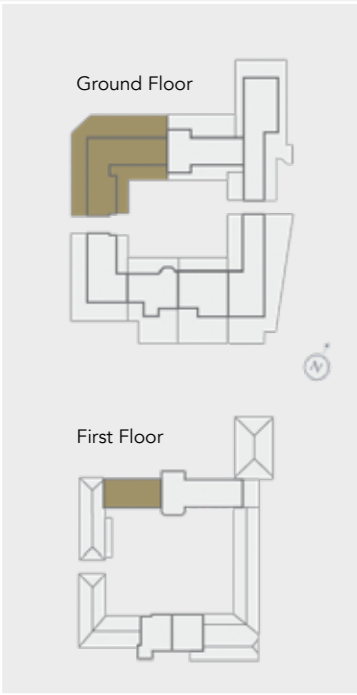
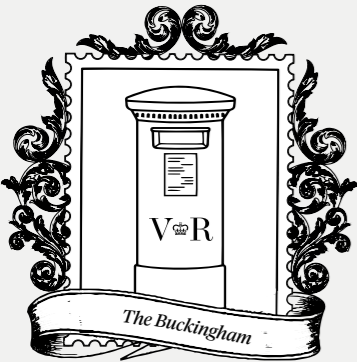
The Buckingham

Mews home 1

Total Internal Area: 230 m² 2,476ft²

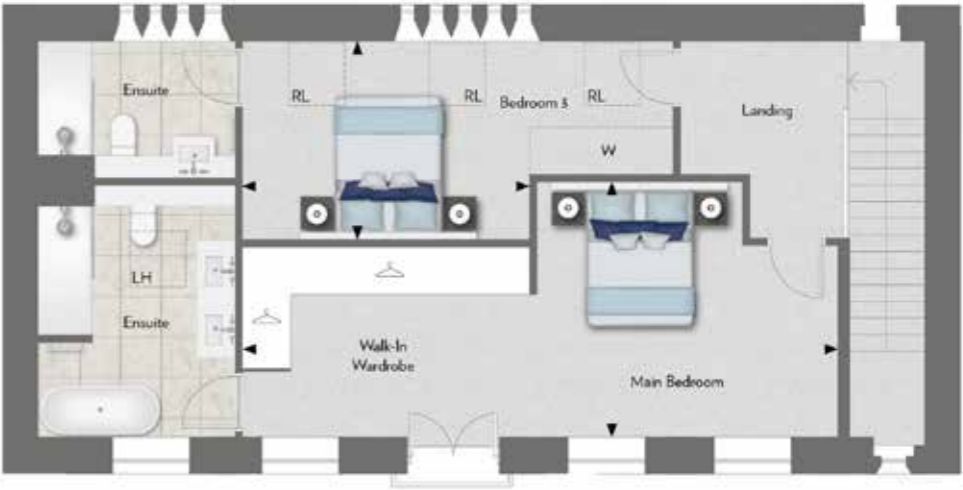
GARDEN

Main Garden	157.7 m ²	1,697.3 ft ²
Courtyard	56.9 m ²	611.9 ft ²



GROUND FLOOR

Kitchen	4.47m x 4.44m	14'8" x 14'7"
Living/Dining Room	11.08m x 5.55m	364" x 18'3"
Bedroom	4.39m x 3.53m	14'5" x 11'7"
Bedroom 4	3.21m x 2.77m	10'7" x 9'1"



FIRST FLOOR

Main Bedroom	8.34m x 3.56m	27'4" x 11'8"
Bedroom 3	3.98m x 2.74m	13'1" x 9'0"

◀▶ Measurement Points C Cupboard AC Airing Cupboard Fitted Wardrobe
W Wardrobe Space Only E Electric Box B Boiler LH Loft Hatch RL Roof Light

THE ROYAL MEWS

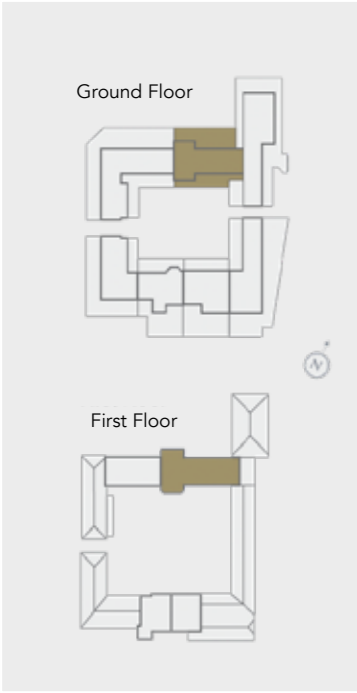
The Windsor

Mews home 2

Total Internal Area: 221 m² 2,379ft²

GARDEN

Main Garden	54.4 m ²	585.3 ft ²
Courtyard	54.2 m ²	583.8 ft ²



GROUND FLOOR

Kitchen	4.62m x 4.49m	15'2" x 14'9"
Living/Dining Room	7.56m x 5.51m	24'10" x 18'1"
Study	4.59m x 2.86m	15'1" x 9'5"



FIRST FLOOR

Main Bedroom	4.09m x 2.72m	13'5" x 8'11"
Bedroom 2	4.12m x 2.68m	13'6" x 8'9"
Bedroom 3	4.62m x 3.39m	15'2" x 11'1"
Bedroom 4	4.59m x 3.10m	15'1" x 10'2"

◀▶ Measurement Points C Cupboard AC Airing Cupboard Fitted Wardrobe
W Wardrobe Space Only E Electric Box B Boiler LH Loft Hatch RL Roof Light



THE ROYAL MEWS

The Blenheim

Mews home 4

Total Internal Area: 131 m² 1,410ft²

GARDEN

Main Garden	134.5 m ²	1,447.9 ft ²
Courtyard	34.6 m ²	372.1 ft ²



Kitchen/Living/Dining	7.78m x 6.41m	25'6" x 21'0"
Main Bedroom	4.37m x 3.38m	14'1" x 11'1"
Bedroom 2	3.28m x 3.18m	10'9" x 10'5"
Bedroom 3	3.25m x 2.88m	10'8" x 9'5"

◀▶ Measurement Points C Cupboard AC Airing Cupboard Fitted Wardrobe
W Wardrobe Space Only E Electric Box B Boiler LH Loft Hatch RL Roof Light

THE ROYAL MEWS

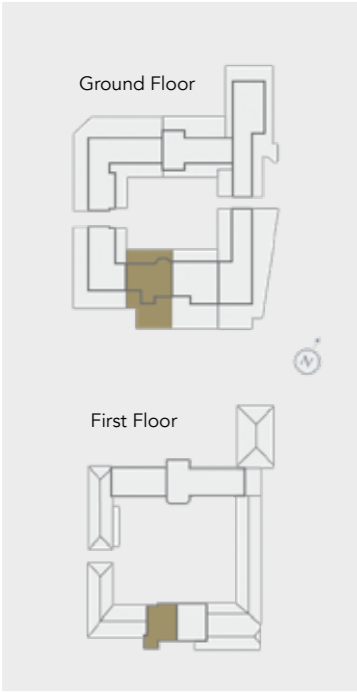
The Winchester

Mews home 6

Total Internal Area: 134 m² 1,442 ft²

GARDEN

Main Garden	70.4m ²	758.0 ft ²
Courtyard	26.4 m ²	284.4 ft ²



GROUND FLOOR

Kitchen	5.34m x 3.60m	17'6" x 11'10"
Living Room	4.65m x 3.55m	15'3" x 11'8"
Dining Room	3.02m x 2.63m	9'11" x 8'8"
Bedroom 3	3.31m x 3.26m	10'10" x 10'8"



FIRST FLOOR

Main Bedroom	3.64m x 3.61m	11'11" x 11'10"
Bedroom 2	3.78m x 3.55m	12'5" x 11'8"

◀▶ Measurement Points C Cupboard AC Airing Cupboard Fitted Wardrobe
W Wardrobe Space Only E Electric Box B Boiler LH Loft Hatch RL Roof Light



Specification

Beautifully appointed homes, prominent in style.
Trent park is your platform for exceptional living.



KITCHEN

- Matte finish to wall and full height cabinets
- Low level cabinets finished in timber-effect
- 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

- 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
- Brushed black overhead shower and hand held shower set
- Heated brushed black towel rail
- Feature pendant lighting

ENSUITE SHOWER ROOMS

- Semi-recessed washbasin and storage unit with composite stone vanity top and deck mounted brushed black tap
- Framed 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-held shower set
- Heated brushed black towel rail
- Feature pendant lighting

MAIN ENSUITE

- Built-in vanity unit with low level feature shelving, sits below double vanity basins (where applicable) and wall mounted brushed black taps
- Storage drawers to vanity unit
- Framed mirror
- Freestanding bath (where applicable) with deck mounted brushed black taps
- Shower with low profile shower tray with glass shower enclosure/screen
- Brushed black overhead shower and hand-held shower set
- Heated brushed black towel rail
- Feature pendant lighting

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 bar

HEATING

- Gas fired central heating
- Underfloor heating to the ground floor and all bathrooms

FINISHES

- Fully fitted wardrobes to main bedroom and bedroom 2 with drawer pack to main bedroom
- Wood laminate flooring to open plan hall-way/living/dining and family room/study (Mews Homes 1 and 2)
- Large format stone effect-floor tiles to WC, kitchen/utility, family bathroom and ensuite showers (Mew Homes 1 and 2)
- Wood laminate flooring to open plan hallway/kitchen/living/dining, utility and family room/study (Apartments 3 & 4, Mews Homes 5,6 & 7)
- Large format stone-effect floor tiles to WC, family bathroom and ensuite showers (Apartments 3 & 4, Mews Homes 5,6 & 7)
- Fitted carpets to all bedrooms, stairs and landings
- Carpeted treads and risers to staircase with painted balustrades, stringers and newel posts and stained wooden handrail
- Full height tiling throughout WC, family bathroom and shower room with feature tiling to vanity wall
- Painted wood grain internal doors
- Brushed black ironmongery throughout

EXTERNAL FEATURES

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

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 (North East London) Ltd reserves the right to alter, amend or update the specification, which may include changes in the colour, material and/or brand specified. In such cases, a similar alternative will be provided. Berkeley Homes (North East London) Ltd reserves the right to make these changes as required.

The *Walled* Garden

A completely new architectural style never seen before at Trent Park, flanked on two sides by the historic wall that dates back to as early as 1813. Today The Walled Garden brings a selection of 4 & 5 bedroom homes complete with water features providing a safe and tranquil space to relax and play.

Computer generated image is indicative only and subject to change.

Plot Locator





20 | TRENT PARK



21 | TRENT PARK



THE WALLED GARDEN

A Four Bedroom Home

Plots 3, 4, 7, 8, 11*, 14*, 15*, 16*, 19* & 20*

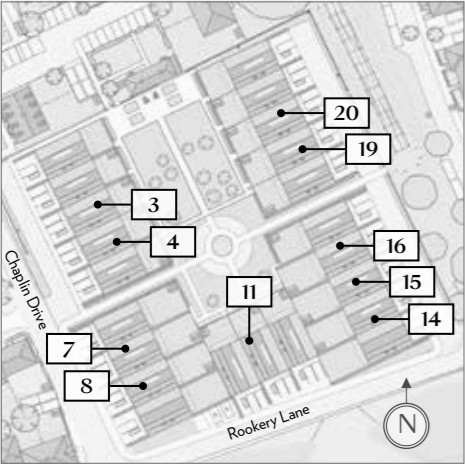
Total Internal Area: 223.2 m² 2,403 ft²

GARDEN

Plot Number	Garden Aspect	Rear Garden Size
3, 4	North East	65.7 m ² 707 ft ²
7, 8	North East	107.8 m ² 1,160 ft ²
11	North West	66.0 m ² 710 ft ²
14, 15	South West	107.5 m ² 1,157 ft ²
16	South West	95.5 m ² 1,028 ft ²
19, 20	South West	65.7 m ² 707 ft ²

Two allocated parking spaces

*Plot is handed



GROUND FLOOR

Kitchen/Dining/Family Room	8.64m x 5.80m	28' 3" x 19' 0"
Living Room	6.14m x 4.49m	20' 1" x 14' 7"
Utility	4.49m x 2.46m	14' 7" x 8' 1"

◀▶ Measurement Points C Cupboard AC Airing Cupboard Fitted Wardrobe
W Wardrobe Space Only E Electric Box B Boiler LH Loft Hatch RL Roof Light



FIRST FLOOR

Main Bedroom	8.64m x 5.05m	28' 3" x 16' 5"
Bedroom 2	5.49m x 2.82m	18' 0" x 9' 3"
Bedroom 3	4.19m x 2.80m	13' 7" x 9' 2"
Bedroom 4	4.17m x 2.82m	13' 7" x 9' 3"

THE WALLED GARDEN

A Four Bedroom Home

Plots 1 & 22*

Total Internal Area: 198.3 m² 2,135 ft²

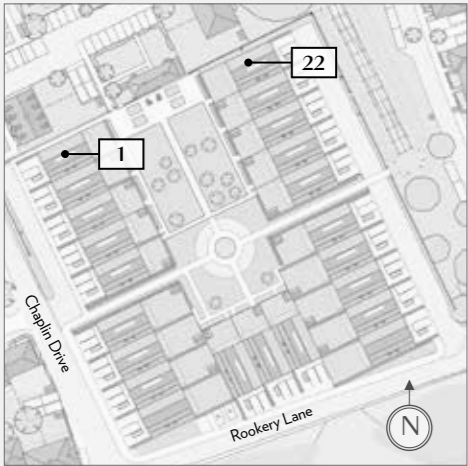
GARDEN

Plot Number	Garden Aspect	Rear Garden Size
1	North East	65.7 m ² 707 ft ²
22	South West	65.7 m ² 707 ft ²

Garage Size 7.11m x 3.05m 23' 3" x 10' 0"

Garage plus one allocated parking space

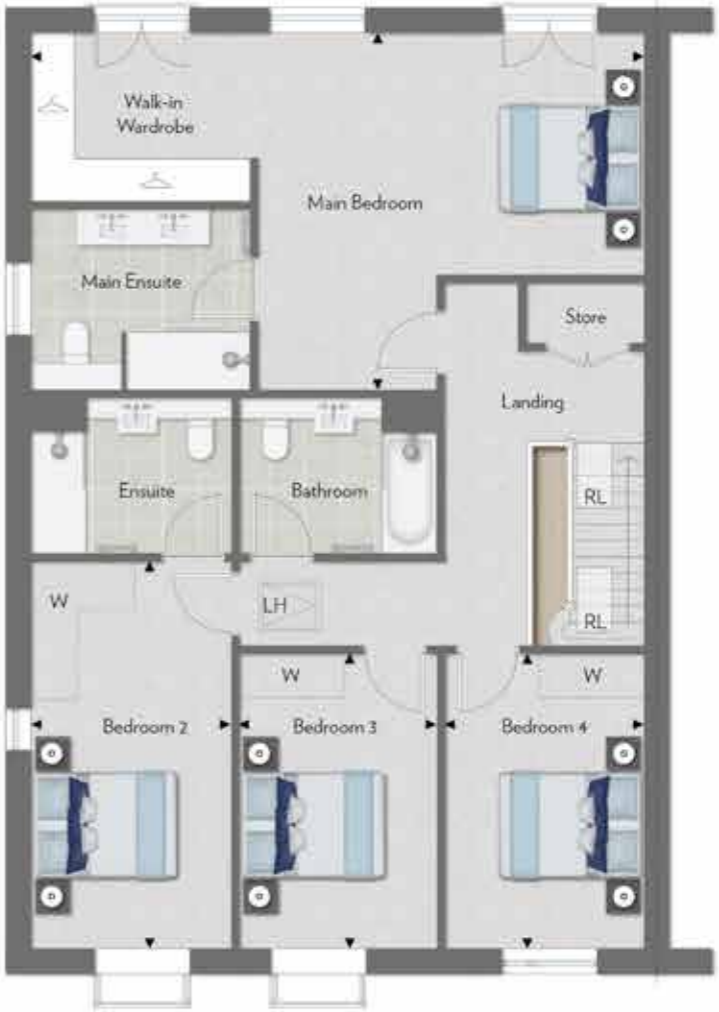
*Plot is handed



GROUND FLOOR

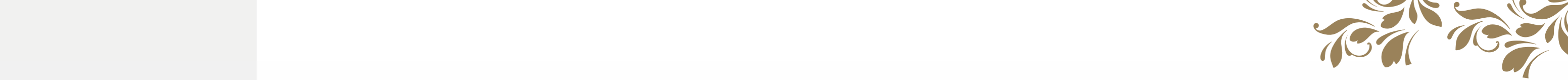
Kitchen/Dining/Family Room	8.65m x 5.53m	28' 4" x 18' 1"
Snug	3.60m x 2.80m	11' 8" x 9' 2"
Utility	1.92m x 2.09m	6' 3" x 6' 10"

◄► Measurement Points C Cupboard AC Airing Cupboard Fitted Wardrobe
W Wardrobe Space Only E Electric Box B Boiler LH Loft Hatch RL Roof Light



FIRST FLOOR

Main Bedroom	8.64m x 5.05m	28' 3" x 16' 6"
Bedroom 2	5.49m x 2.82m	18' 0" x 9' 3"
Bedroom 3	4.19m x 2.80m	13' 7" x 9' 2"
Bedroom 4	4.17m x 2.82m	13' 7" x 9' 3"



THE WALLED GARDEN

A Four Bedroom Home

Plots 9 & 13*

Total Internal Area: 198.3 m² 2,135 ft²

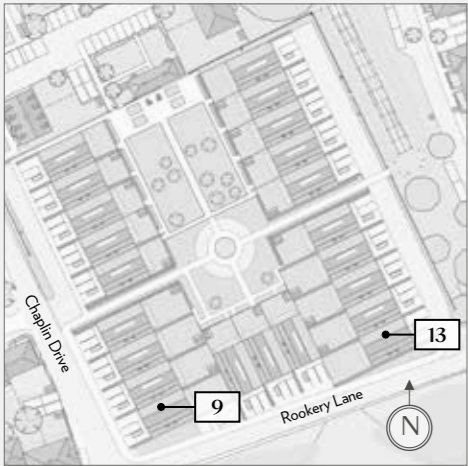
GARDEN

Plot Number	Garden Aspect	Rear Garden Size
9	North East	107.8 m ² 1,160 ft ²
13	South West	107.5 m ² 1,157 ft ²

Garage Size 7.11m x 3.05m 23' 3" x 10' 0"

Garage plus one allocated parking space

*Plot is handed



GROUND FLOOR

Kitchen/Dining/Family Room	8.65m x 5.53m	28' 4" x 18' 1"
Snug	3.60m x 2.80m	11' 8" x 9' 2"
Utility	1.94m x 2.09m	6' 3" x 6' 10"

◀▶ Measurement Points C Cupboard AC Airing Cupboard Fitted Wardrobe
W Wardrobe Space Only E Electric Box B Boiler LH Loft Hatch RL Roof Light



FIRST FLOOR

Main Bedroom	8.64m x 5.05m	28' 4" x 16' 6"
Bedroom 2	5.49m x 2.82m	18' 0" x 9' 3"
Bedroom 3	4.19m x 2.80m	13' 7" x 9' 2"
Bedroom 4	4.17m x 2.82m	13' 7" x 9' 3"

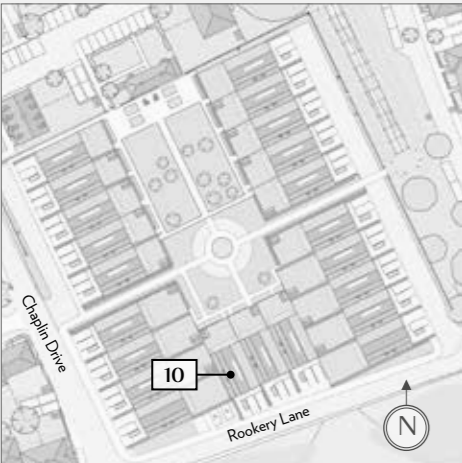
THE WALLED GARDEN

A Five Bedroom Home

Plot 10
Total Internal Area: 222.7 m² 2,397 ft²

GARDEN			
Plot Number	Garden Aspect	Rear Garden Size	
10	North West	66.0 m ²	710 ft ²

Two allocated parking spaces



GROUND FLOOR			
Kitchen/Dining/Family Room	8.65m x 6.00m	28' 4" x 19' 7"	
Living Room	6.14m x 4.49m	20' 1" x 14' 7"	
Utility	4.49m x 2.26m	14' 7" x 7' 4"	

◄► Measurement Points C Cupboard AC Airing Cupboard  Fitted Wardrobe
W Wardrobe Space Only E Electric Box B Boiler LH Loft Hatch RL Roof Light



FIRST FLOOR			
Main Bedroom	5.77m x 3.71m	18' 9" x 12' 2"	
Bedroom 2	5.39m x 2.82m	17' 8" x 9' 3"	
Bedroom 3	4.37m x 2.78m	14' 3" x 9' 1"	
Bedroom 4	4.05m x 2.81m	13' 3" x 9' 2"	
Bedroom 5	4.05m x 2.83m	13' 3" x 9' 3"	

THE WALLED GARDEN

A Five Bedroom Home

Plots 2 & 21*

Total Internal Area: 222.5 m² 2,395 ft²

GARDEN

Plot Number	Garden Aspect	Rear Garden Size
2	North East	65.7 m ² 707 ft ²
21	South West	65.7 m ² 707 ft ²

Two allocated parking spaces

*Plot is handed



GROUND FLOOR

Kitchen/Dining/Family Room	8.64m x 6.00m	28' 3" x 19' 7"
Living Room	6.14m x 4.49m	20' 1" x 14' 7"
Utility	4.49m x 2.26m	14' 7" x 7' 4"

◀▶ Measurement Points C Cupboard AC Airing Cupboard  Fitted Wardrobe
W Wardrobe Space Only E Electric Box B Boiler LH Loft Hatch RL Roof Light



FIRST FLOOR

Main Bedroom	5.77m x 3.71m	18' 9" x 12' 2"
Bedroom 2	5.39m x 2.82m	17' 7" x 9' 3"
Bedroom 3	4.37m x 2.78m	14' 3" x 9' 1"
Bedroom 4	4.05m x 2.81m	13' 3" x 9' 2"
Bedroom 5	4.05m x 2.83m	13' 3" x 9' 3"

Specification

Elegantly designed homes with distinguished style,
Trent Park offers a foundation for extraordinary living.

KITCHEN

- Matte finish profile edge detail cabinets
- Stone worktops and upstand
- Two under-mounted sinks
- Brushed black mixer tap
- Integrated single oven, combination microwave oven and induction hob with extractor
- Full height integrated fridge
- Full height integrated freezer
- Integrated dishwasher
- Wine cooler
- Compartmentalised recycle storage

HEATING

- Gas fired central heating
- Underfloor heating to the ground floor and all bathrooms with individual thermostatically controlled radiators to all other areas

MAIN ENSUITE

- Vanity unit with washbasins and storage with wall mounted brushed black taps
- Stone vanity top
- Wall mirror with feature pendant lights
- Floor mounted WC
- Shower with low profile shower tray and glass screen/door
- Brushed black overhead shower and hand-set
- Black heated towel rail

FAMILY BATHROOM

- Built-in vanity unit
- Semi-recessed washbasin and storage with brushed black deck mounted tap
- Stone vanity top
- Wall mirror with feature pendant light
- Floor mounted WC
- Built-in bath with glass screen
- Brushed black overhead shower and hand-set
- Black heated towel rail

ENSUITE SHOWER ROOMS

- Built-in vanity unit
- Semi-recessed washbasin and storage with brushed black deck mounted tap
- Stone vanity top
- Wall mirror with feature pendant light
- Floor mounted WC
- Shower with low profile shower tray and glass screen/door
- Brushed black overhead shower and hand-set
- Black heated towel rail

FINISHES

- Fully fitted wardrobes and drawer pack to main bedroom
- Engineered flooring to kitchen/ dining/family room, utility and hall
- Fitted carpet to living room/snug, stairs, landings and all bedrooms
- Large format floor tiles to all ensuites, bathroom and WC
- Full height tiling throughout main ensuite, family bathroom and shower room with feature tiling
- Dark grey internal doors with raised mouldings
- Black ironmongery throughout

CLOAKROOM

- Built-in vanity unit
- Semi-recessed washbasin and storage with brushed black deck-mounted tap
- Stone vanity top
- Wall mirror with feature pendant light
- Floor mounted WC
- Black towel bar

UTILITY ROOM

- Freestanding washer/dryer
- Single bowl sink
- Stone worktops and upstand

EXTERNAL FEATURES

- Feature entrance door with multipoint locking system
- Turf and paving to selected areas of rear garden
- External tap
- External lights to front and rear
- Garage and driveway (where applicable)

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 build warranty

ELECTRICAL FITTINGS

- Telephone points fitted in all bedrooms and living areas
- Provision for Sky Q TV and Virgin 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
- Low level white sockets
- Black light switches running throughout
- Two USB sockets above kitchen worktop and one either side of main bedroom headboard
- Shaver sockets to main ensuite, family bathroom and ensuite shower room
- Power outlet in garage (where applicable)
- Electric powered garage doors (where applicable)
- External power outlet



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Plot Locator



The Chaplin Collection

Generous family accommodation over three floors includes an open plan kitchen/family room, first floor living room and 4 bedrooms, two of which are ensuite.



WISTERIA

Four Bedroom Home

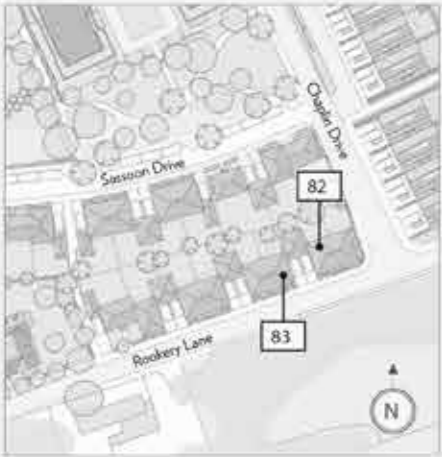
The Chaplin Collection Plots
82* & 83

Total Area: 164 m² 1,765 ft²

GARDEN

Plot No.	Garden Aspect	Rear Garden Size	
82	North West	64 m ²	688 ft ²
83	North West	63 m ²	678 ft ²
84	North West	70 m ²	753 ft ²

Garage Size: 3.59m x 7.64m 11'9" x 25'0"



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"

*Plot is handed.

Measurement Points: C Cupboard, B Boiler, F Fitted Wardrobe, E Electric Box, W Wardrobe space only, AC Alining Cupboard, LH Loft Hatch



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' 6"



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' 6"
Bedroom 4	2.99m x 2.49m	9' 10" x 8' 2"

Floorplans shown for The Chaplin Collection at Trent Park 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.

GLOUCESTER

Five Bedroom
Detached Home

The Chaplin Collection
Plot 92

Total Area: 174 m² 1,872 ft²

GARDEN

Plot No.	Garden Aspect	Rear Garden Size
92	South East	147 m ² 1,582 ft ²

Garage Size: 3.59m x 2.64m 11'9" x 25'0"



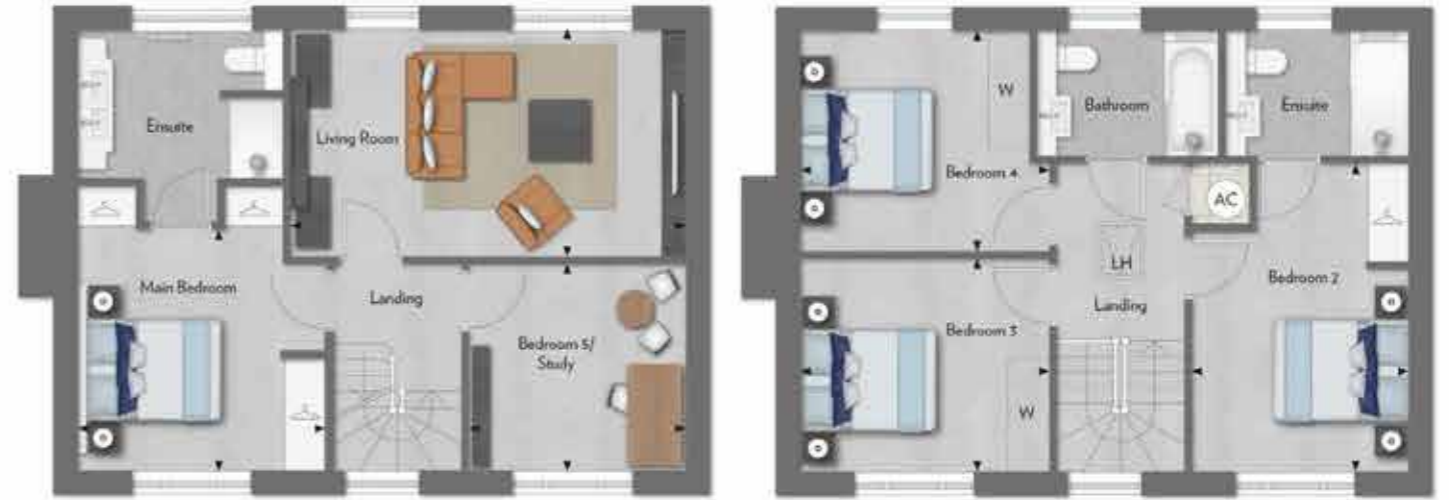
Computer generated image depicts a previous street scene, brick colourways and roof material differ in various phases, indicative only.



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, E Electric Box, W Wardrobe space only, AC Airing Cupboard, LH Loft Hatch



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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GLOUCESTER

Five Bedroom

Semi-Detached Home

The Chaplin Collection

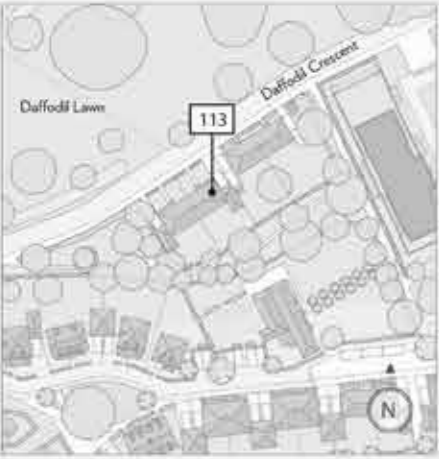
Plot 113

Total Area: 174 m² 1,872 ft²

GARDEN

Plot No.	Garden Aspect	Rear Garden Size
112	South East	128 m ² 1,377 ft ²
113	South East	128 m ² 1,377 ft ²

Garage Size: 3.59m x 7.64m 11'9" x 25'0"



Computer generated image depicts a previous street scene, 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"

*Plot is handed:

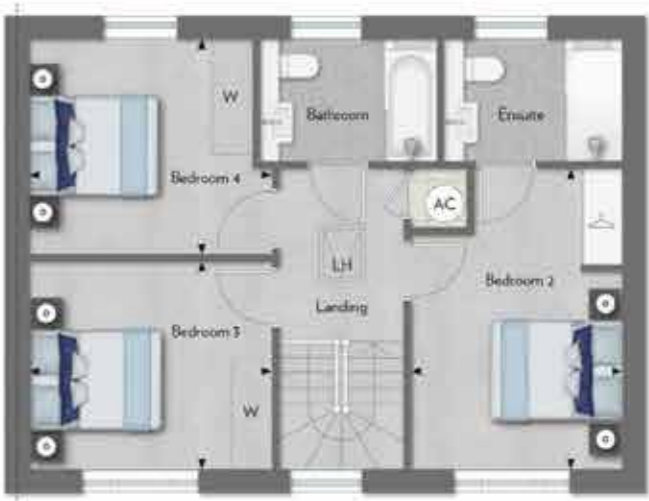
••• Measurement Points C Cupboard B Boiler F Fitted Wardrobe E Electric Box
W Wardrobe space only AC Airing Cupboard LH Loft Hatch



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"

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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"

Specification

Stunningly crafted homes with remarkable style, Trent Park is where exceptional living begins.

KITCHEN

- Matte finish profile edge detail cabinets
- Stone worktops and upstand
- Bowl-and-a-half undermounted sink
- Brushed nickel mixer tap
- Integrated single oven, combination microwave oven and induction hob with integrated extractor
- Full height integrated fridge/freezer
- Integrated dishwasher
- Wine cooler
- Compartmentalised recycle storage

HEATING

- Gas fired central heating
- Underfloor heating to the ground floor and all bathrooms with individual thermostatically controlled radiators to all other areas
- Fitted gas coal-effect fireplace with limestone flat Victorian mantel and black granite hearth (where applicable)

MAIN ENSUITE

- Vanity unit with under-counter washbasins and storage with deck mounted chrome taps
- Stone vanity top
- Wall mirror with feature wall lights
- Floor mounted WC
- Shower with low profile shower tray and glass screen/door
- Chrome overhead shower and hand-set
- Chrome heated towel rail

FAMILY BATHROOM

- Built-in vanity unit
- Under-counter washbasin and storage with chrome deck mounted tap
- Stone vanity top
- Wall mirror (where applicable)
- Floor mounted WC
- Built-in bath with glass screen
- Chrome overhead shower and hand-set
- Chrome heated towel rail

ENSUITE SHOWER ROOMS

- Built-in vanity unit
- Under-counter washbasin and storage with chrome deck mounted tap
- Stone vanity top
- Wall mirror
- Floor mounted WC
- Shower with low profile shower tray and glass screen/door
- Chrome overhead shower and hand-set
- Chrome heated towel rail

FINISHES

- Fully fitted wardrobes to main bedroom and bedroom 2 with drawer pack to main bedroom
- Engineered flooring to kitchen, living room, dining room, hall and utility
- Fitted carpets to first floor living rooms, stairs, landings and all bedrooms
- Herringbone floor tiles to WC, main ensuite, family bathroom and ensuite showers
- Full height tiling throughout main ensuite, family bathroom and shower room with feature tiling
- White internal doors, with glazing between hallway and kitchen, with raised mouldings
- Decorative cornice to hallway, family room, living room and main bedroom
- Satin nickel ironmongery throughout

CLOAKROOM

- Built-in vanity unit
- Under-counter washbasin and storage with chrome deck-mounted tap
- Stone vanity top
- Wall mirror with feature wall lights (where applicable)
- Floor mounted WC
- Chrome towel bar

UTILITY ROOM

- Freestanding washer/dryer
- Single bowl sink
- Stone worktops and upstand

EXTERNAL FEATURES

- Feature entrance door with multipoint locking system
- Turf and paving to selected areas of rear garden
- External tap and water butt (where applicable)
- External lights to front and rear
- Garage and driveway (where applicable)

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 build warranty

ELECTRICAL FITTINGS

- Telephone points fitted in all bedrooms and living areas
- Provision for Sky Q TV and Virgin 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
- Low level white sockets
- Brushed stainless steel light switches running throughout
- Two USB sockets above kitchen worktop and one either side of main bedroom headboard
- Shaver sockets to main ensuite, family bathroom and ensuite shower room
- Power outlet in garage (where applicable)
- Electric powered garage doors (where applicable)
- External power outlet

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46 TRENT PARK

47 TRENT PARK

The West Wing Collection

The West Wing is an exciting collection of 5 contemporary terraced town houses unlike any other properties at Trent Park. Offering stunning views over North Lawn and located moments away from the Grade II listed Trent Park House, these townhouses are perfectly located for a peaceful life in Trent Park's. **Only 1 home remaining!**

Plot Locator





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49 | TRENT PARK

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

Measurement Points: B Boiler, W Wardrobe, CYL Hot Water Cylinder, SC Services Cupboard, ST Storage, RL Rooflight



Ground Level

North Lawn & Lake



First Floor

Views toward
Daffodil Lawn

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 size to balconies, lightwells and terraces may be subject to change.

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

EXTERNAL FEATURES

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

UTILITY ROOM

- 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

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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*.

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

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

Our commitment to ensuring your satisfaction extends beyond just periodic check-ins. While we will contact you after 7 days, at 4 weeks, and 7 months following your move-in, these are minimum touchpoints. Our aim is to consistently support you, ensuring everything remains in perfect order.



Protection for new-build home buyers





Designed to *high sustainability* standards

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 shower heads 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, country side 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

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.

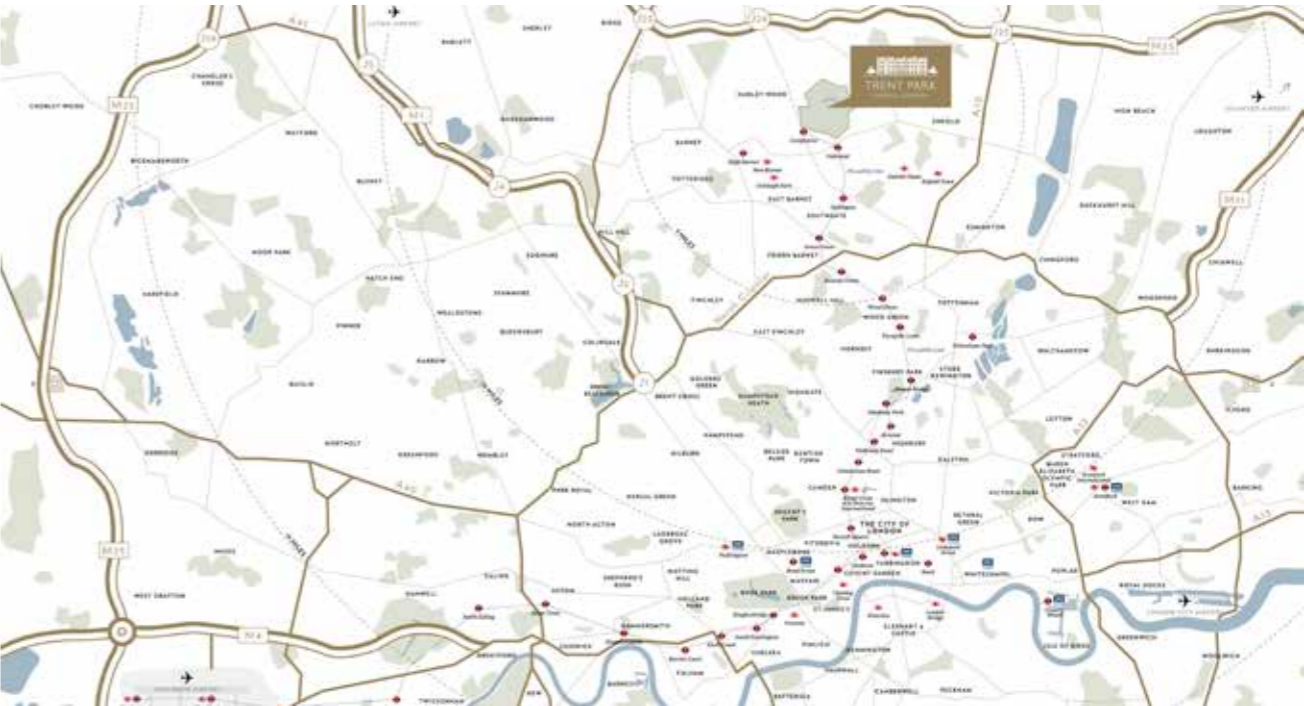


Please scan this QR code for more information on how we are TRANSFORMING TOMORROW

OUR VISION
2030
TRANSFORMING TOMORROW



Computer generated image is indicative only and subject to change.



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.

Trent Park Sales & Marketing Suite
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Trento Mews,
Barnet EN4 0FG

Contact Us
(+44) 20 3005 5590

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