# TRENT PARK

ENFIELD, LONDON

## HIGHFIELD HOUSE & LYON HOUSE

*A boutique collection of contemporary 1, 2 & 3 bedroom apartments and 2 & 3 bedroom penthouses*

Berkeley

Designed for life

## HIGHFIELD HOUSE & LYON HOUSE

Facing directly onto the DAFFODIL LAWN, these fresh, CONTEMPORARY apartment buildings offer all the benefits of modern living in a calm and TRANQUIL setting.

At Highfield House and Lyon House, each bright and spacious 1, 2 or 3 bedroom apartment provides the perfect respite for a busy urban lifestyle. Set over four floors, these are design-led homes that are uniquely positioned at the heart of 413 acres of historic grounds.

With a combination of improved natural green spaces and quality new homes, Trent Park will complement an already vibrant community conveniently located close to Oakwood and Cockfosters.

Find a quiet escape from the bustle of London life.

HIGHFIELD HOUSE & LYON HOUSE

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

HIGHFIELD HOUSE & LYON HOUSE

*1, 2 & 3 bedroom apartments*
*and 2 & 3 bedroom penthouses*

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.

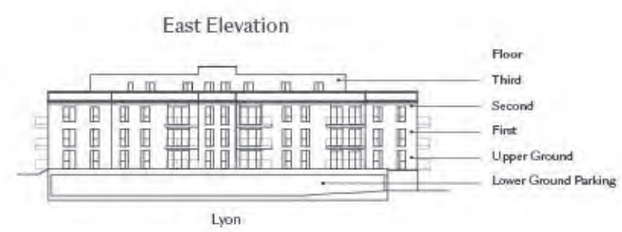
## HIGHFIELD HOUSE

*Apartment types*

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.

## LYON HOUSE

*Apartment types*



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.

# Highfield House
*Floorplans*

Computer generated image of Highfield House, indicative only

HIGHFIELD HOUSE

## *One Bedroom Apartments*

*Numbers 5, 13 & 21*

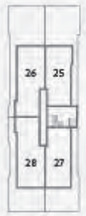
Total Area: 56.7 sq m 610 sq ft

Upper Ground Floor

First Floor

Second Floor

Third Floor




N

Shared ownership

East Elevation

| | | |
|---|---|---|
| Living/Kitchen/Dining Room | 6.85m x 5.04m | 22'5" x 16'5" |
| Bedroom | 4.25m x 3.22m | 13'9" x 10'6" |
| Balcony | 1.80m x 4.50m | 5'11" x 14'9" |

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. Electrical positions shown are indicative only. Please ask Sales Consultant for further information.

◂ ▸ Measurement Points C Cupboard U Utility Room W Wardrobe space only

| | | |
|---|---|---|
| Living/Kitchen/Dining Room | 7.18m x 4.59m | 23'6" x 15'1" |
| Bedroom 1 | 4.72m x 3.15m | 15'5" x 10'3" |
| Bedroom 2 | 3.43m x 3.35m | 11'3" x 11'0" |
| Balcony | 1.80m x 4.42m | 5'11" x 14'6" |

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. Electrical positions shown are indicative only. Please ask Sales Consultant for further information.

◂ ▸ Measurement Points C Cupboard U Utility Room W Wardrobe space only

HIGHFIELD HOUSE

## *Two Bedroom Apartments*

*Numbers 4, 12 & 20*

Total Area: 78.8 sq m 848.2 sq ft

Upper Ground Floor

First Floor

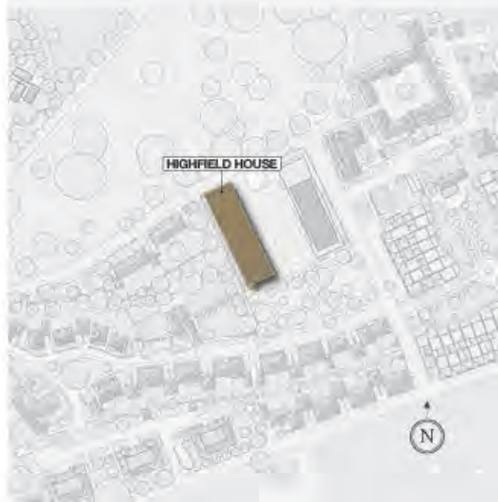
Second Floor

Third Floor

N

Shared ownership

West Elevation



HIGHFIELD HOUSE

## *Two Bedroom Apartments*

*Numbers 3, 11 & 19*

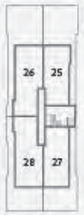
Total Area: 76.8 sq m 827 sq ft

Upper Ground Floor

First Floor

Second Floor

Third Floor




N

Shared ownership

East Elevation

| | | |
|---|---|---|
| Living/Kitchen/Dining Room | 6.82m x 4.59m | 22'4" x 15'1" |
| Bedroom 1 | 4.72m x 3.15m | 15'5" x 10'3" |
| Bedroom 2 | 3.43m x 3.35m | 11'3" x 11'0" |
| Balcony | 1.80m x 4.90m | 5'11" x 16'1" |

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. Electrical positions shown are indicative only. Please ask Sales Consultant for further information.

◂ ▸ Measurement Points C Cupboard U Utility Room W Wardrobe space only

| | | |
|---|---|---|
| Living/Kitchen/Dining Room | 8.11m x 4.98m | 26'6" x 16'3" |
| Bedroom 1 | 4.93m x 3.14m | 16'2" x 10'3" |
| Bedroom 2 | 3.74m x 3.06m | 12'3" x 10'0" |
| Bedroom 3 | 4.08m x 2.85m | 13'4" x 9'4" |
| Balcony 1 | 5.84m x 1.80m | 19'2" x 5'11" |
| Balcony 2 | 1.80m x 5.30m | 5'11" x 17'5" |

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. Electrical positions shown are indicative only. Please ask Sales Consultant for further information.

◂ ▸ Measurement Points C Cupboard U Utility Room W Wardrobe space only

HIGHFIELD HOUSE

## *Three Bedroom Apartments*

*Numbers 1, 2*, 9, 10*, 17 & 18**

Total Area: 95.8 sq m 1,031 sq ft

Upper Ground Floor

First Floor

Second Floor

Third Floor

N

* Numbers 2, 10 & 18 are handed Shared ownership

West Elevation

# THE PENTHOUSES

*Highfield House*

HIGHFIELD HOUSE

# *Two Bedroom Penthouse*

*Number 25*

Total Area: 86.6 sq m 932 sq ft

Upper Ground Floor

First Floor

Second Floor

Third Floor

N

Shared ownership

East Elevation

Landscaped Gardens

Landscaped Gardens

| | | |
|---|---|---|
| Living/Kitchen/Dining Room | 6.34m x 5.03m | 20'8" x 16'5" |
| Bedroom 1 | 4.34m x 3.33m | 14'2" x 10'9" |
| Bedroom 2 | 3.48m x 3.81m | 11'4" x 12'5" |
| Terrace | 24.27m x 7.67m | 79'8" x 25'2" |

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. Electrical positions shown are indicative only. Please ask Sales Consultant for further information.

◂▸ Measurement Points C Cupboard U Utility Room AOV Automatic Opening Vent (Smoke control system)

HIGHFIELD HOUSE

# *Two Bedroom Penthouse*

*Number 27*

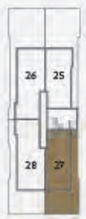
Total Area: 86.6 sq m 932 sq ft

Upper Ground Floor

First Floor

Second Floor

Third Floor




N

Shared ownership

East Elevation

| | | |
|---|---|---|
| Living/Kitchen/Dining Room | 6.34m x 5.03m | 20'8" x 16'5" |
| Bedroom 1 | 4.34m x 3.33m | 14'2" x 10'9" |
| Bedroom 2 | 3.48m x 3.81m | 11'4" x 12'5" |
| Terrace | 20.10m x 7.67m | 65'11" x 25'2" |

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. Electrical positions shown are indicative only. Please ask Sales Consultant for further information.

◂▸ Measurement Points C Cupboard U Utility Room AOV Automatic Opening Vent (Smoke control system)

HIGHFIELD HOUSE

# *Three Bedroom Penthouse*

*Number 26*

Total Area: 106.1 sq m 1,142 sq ft

Upper Ground Floor

First Floor

Second Floor

Third Floor

N

Shared ownership

West Elevation

| | | |
|---|---|---|
| Living/Kitchen/Dining Room | 6.05m x 6.70m | 19'8" x 22'0" |
| Bedroom 1 | 5.77m x 4.47m | 18'9" x 14'7" |
| Bedroom 2 | 4.82m x 3.22m | 15'8" x 10'6" |
| Bedroom 3 | 3.95m x 3.22m | 13'0" x 10'6" |
| Terrace | 26.59m x 8.56m | 87'3" x 28'1" |

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. Electrical positions shown are indicative only. Please ask Sales Consultant for further information.

◂▸ Measurement Points C Cupboard U Utility Room W Wardrobe space only AOV Automatic Opening Vent (Smoke control system)

HIGHFIELD HOUSE

# *Three Bedroom Penthouse*

*Number 28*

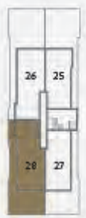
Total Area: 106.1 sq m 1,142 sq ft

Upper Ground Floor

First Floor

Second Floor

Third Floor




Shared ownership

West Elevation

| | | |
|---|---|---|
| Living/Kitchen/Dining Room | 6.05m x 6.70m | 19'8" x 22'0" |
| Bedroom 1 | 5.77m x 4.47m | 18'9" x 14'7" |
| Bedroom 2 | 4.82m x 3.22m | 15'8" x 10'6" |
| Bedroom 3 | 3.95m x 3.22m | 13'0" x 10'6" |
| Terrace | 22.75m x 8.56m | 74'8" x 28'1" |

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. Electrical positions shown are indicative only. Please ask Sales Consultant for further information.

◂ ▸ Measurement Points C Cupboard U Utility Room W Wardrobe space only AOV Automatic Opening Vent (Smoke control system)

# Lyon House
*Floorplans*

*Computer generated image of Lyon House, indicative only.*

LYON HOUSE

## *One Bedroom Apartments*

*Numbers 5, 13 & 21*

Total Area: 56.7 sq m 610 sq ft

Upper Ground Floor

First Floor

Second Floor

Third Floor

Shared ownership

West Elevation

| | | |
|---|---|---|
| Living/Kitchen/Dining Room | 6.85m x 5.04m | 22'5" x 16'5" |
| Bedroom | 4.25m x 3.22m | 13'9" x 10'6" |
| Balcony | 1.80m x 4.50m | 5'11" x 14'9" |

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. Electrical positions shown are indicative only. Please ask Sales Consultant for further information.

◄► Measurement Points C Cupboard U Utility Room W Wardrobe space only

| | | |
|---|---|---|
| Living/Kitchen/Dining Room | 7.18m x 4.59m | 23'6" x 15'1" |
| Bedroom 1 | 4.72m x 3.15m | 15'5" x 10'3" |
| Bedroom 2 | 3.43m x 3.35m | 11'3" x 11'0" |
| Balcony | 1.80m x 4.42m | 5'11" x 14'6" |

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. Electrical positions shown are indicative only. Please ask Sales Consultant for further information.

◄► Measurement Points C Cupboard U Utility Room W Wardrobe space only

LYON HOUSE

## *Two Bedroom Apartments*

*Numbers 4, 12 & 20*

Total Area: 78.8 sq m 848.2 sq ft

Upper Ground Floor

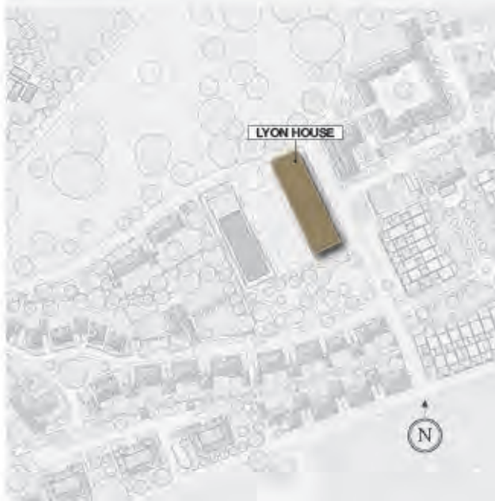
First Floor

Second Floor

Third Floor

Shared ownership

East Elevation



LYON HOUSE

## *Two Bedroom Apartments*

*Numbers 3, 11 & 19*

Total Area: 76.8 sq m 827 sq ft

Upper Ground Floor

First Floor

Second Floor

Third Floor

N

Shared ownership

West Elevation

| | | |
|---|---|---|
| Living/Kitchen/Dining Room | 6.82m x 4.59m | 22'4" x 15'1" |
| Bedroom 1 | 4.72m x 3.15m | 15'5" x 10'3" |
| Bedroom 2 | 3.43m x 3.35m | 11'3" x 11'0" |
| Balcony | 1.80m x 4.90m | 5'11" x 16'1" |

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. Electrical positions shown are indicative only. Please ask Sales Consultant for further information.

◂ ▸ Measurement Points C Cupboard U Utility Room W Wardrobe space only

| | | |
|---|---|---|
| Living/Kitchen/Dining Room | 8.11m x 4.93m | 26'6" x 16'2" |
| Bedroom 1 | 4.55m x 3.40m | 14'9" x 11'2" |
| Bedroom 2 | 3.60m x 3.00m | 11'8" x 9'8" |
| Balcony | 6.54m x 1.80m | 21'6" x 5'11" |

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. Electrical positions shown are indicative only. Please ask Sales Consultant for further information.

◂ ▸ Measurement Points C Cupboard U Utility Room W Wardrobe space only

LYON HOUSE

## *Two Bedroom Apartments*

*Numbers 16*, 23 & 24**

Total Area: 87.1sq m 938 sq ft

Upper Ground Floor

First Floor

Second Floor

Third Floor

N

* Numbers 16 & 24 are handed Shared ownership

East Elevation

LYON HOUSE

# *Three Bedroom Apartments*

*Numbers 1, 2*, 9, 10*, 17 & 18**

Total Area: 95.8 sq m 1,031 sq ft

Upper Ground Floor

First Floor

Second Floor

Third Floor

* Numbers 2, 10 & 18 are handed  Shared ownership

West Elevation

| | | |
|---|---|---|
| Living/Kitchen/Dining Room | 8.11m x 4.98m | 26'6" x 16'3" |
| Bedroom 1 | 4.93m x 3.14m | 16'2" x 10'3" |
| Bedroom 2 | 3.74m x 3.06m | 12'3" x 10'0" |
| Bedroom 3 | 4.08m x 2.85m | 13'4" x 9'4" |
| Balcony 1 | 5.84m x 1.80m | 19'2" x 5'11" |
| Balcony 2 | 1.80m x 5.30m | 5'11" x 17'5" |

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. Electrical positions shown are indicative only. Please ask Sales Consultant for further information.

◂ ▸ Measurement Points  C Cupboard  U Utility Room  W Wardrobe space only

| | | |
|---|---|---|
| Living/Kitchen/Dining Room | 7.18m x 4.97m | 23'6" x 16'3" |
| Bedroom 1 | 4.73m x 3.00m | 15'5" x 9'8" |
| Bedroom 2 | 3.53m x 3.27m | 11'6" x 10'7" |
| Home Study | 3.53m x 2.61m | 11'6" x 8'6" |
| Balcony | 1.80m x 4.42m | 5'11" x 14'6" |

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◂ ▸ Measurement Points  C Cupboard  U Utility Room  W Wardrobe space only

LYON HOUSE

# *Three Bedroom Apartment*

*Number 22*

Total Area: 89.1 sq m 959 sq ft

Upper Ground Floor

First Floor

Second Floor

Third Floor

N

Shared ownership

East Elevation

# THE PENTHOUSES

*Lyon House*

LYON HOUSE

# *Two Bedroom Penthouse*

*Number 25*

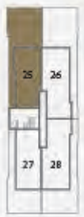
Total Area: 86.6 sq m 932 sq ft

Upper Ground Floor

First Floor

Second Floor

Third Floor




Shared ownership

West Elevation

| | | |
|---|---|---|
| Living/Kitchen/Dining Room | 6.34m x 5.03m | 20'8" x 16'5" |
| Bedroom 1 | 4.34m x 3.33m | 14'2" x 10'9" |
| Bedroom 2 | 3.48m x 3.81m | 11'4" x 12'5" |
| Terrace | 24.27m x 7.67m | 79'8" x 25'2" |

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. Electrical positions shown are indicative only. Please ask Sales Consultant for further information.

◄► Measurement Points C Cupboard U Utility Room AOV Automatic Opening Vent (Smoke control system)

LYON HOUSE

# *Two Bedroom Penthouse*

*Number 27*

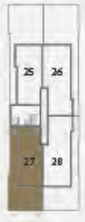
Total Area: 86.6 sq m 932 sq ft

Upper Ground Floor

First Floor

Second Floor

Third Floor




N

Shared ownership

West Elevation

| | | |
|---|---|---|
| Living/Kitchen/Dining Room | 6.34m x 5.03m | 20'8" x 16'5" |
| Bedroom 1 | 4.34m x 3.33m | 14'2" x 10'9" |
| Bedroom 2 | 3.48m x 3.81m | 11'4" x 12'5" |
| Terrace | 20.10m x 7.67m | 65'11" x 25'2" |

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◄► Measurement Points C Cupboard U Utility Room AOV Automatic Opening Vent (Smoke control system)

LYON HOUSE

# *Three Bedroom Penthouse*

*Number 26*

Total Area: 106.1 sq m 1,142 sq ft

Upper Ground Floor

First Floor

Second Floor

Third Floor

Shared ownership

East Elevation

| | | |
|---|---|---|
| Living/Kitchen/Dining Room | 6.05m x 6.70m | 19'8" x 22'0" |
| Bedroom 1 | 5.77m x 4.47m | 18'9" x 14'7" |
| Bedroom 2 | 4.82m x 3.22m | 15'8" x 10'6" |
| Bedroom 3 | 3.95m x 3.22m | 13'0" x 10'6" |
| Terrace | 26.59m x 8.56m | 87'3" x 28'1" |

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. Electrical positions shown are indicative only. Please ask Sales Consultant for further information.

◄► Measurement Points C Cupboard U Utility Room W Wardrobe space only AOV Automatic Opening Vent (Smoke control system)

LYON HOUSE

# *Three Bedroom Penthouse*

*Number 28*

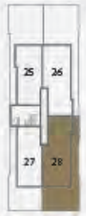
Total Area: 106.1 sq m 1,142 sq ft

Upper Ground Floor

First Floor

Second Floor

Third Floor




Shared ownership

East Elevation

| | | |
|---|---|---|
| Living/Kitchen/Dining Room | 6.05m x 6.70m | 19'8" x 22'0" |
| Bedroom 1 | 5.77m x 4.47m | 18'9" x 14'7" |
| Bedroom 2 | 4.82m x 3.22m | 15'8" x 10'6" |
| Bedroom 3 | 3.95m x 3.22m | 13'0" x 10'6" |
| Terrace | 22.75m x 8.56m | 74'8" x 28'1" |

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. Electrical positions shown are indicative only. Please ask Sales Consultant for further information.

◄► Measurement Points C Cupboard U Utility Room W Wardrobe space only AOV Automatic Opening Vent (Smoke control system)

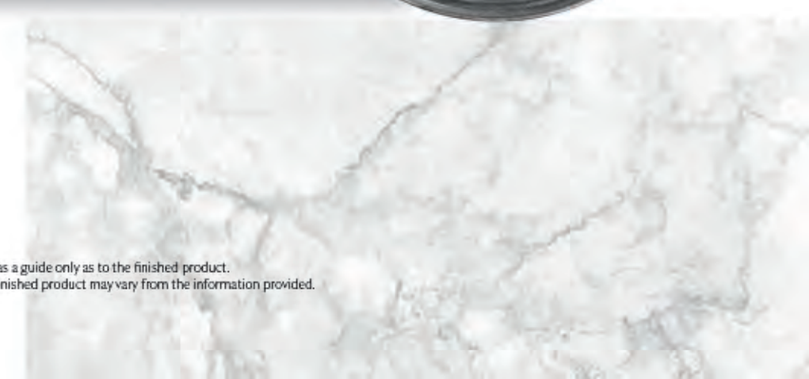
# SPECIFICATION

PERSONALISE YOUR HOME

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

## 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.

SPECIFICATION

Creating a LIFESTYLE
within the most BEAUTIFUL
*surroundings*

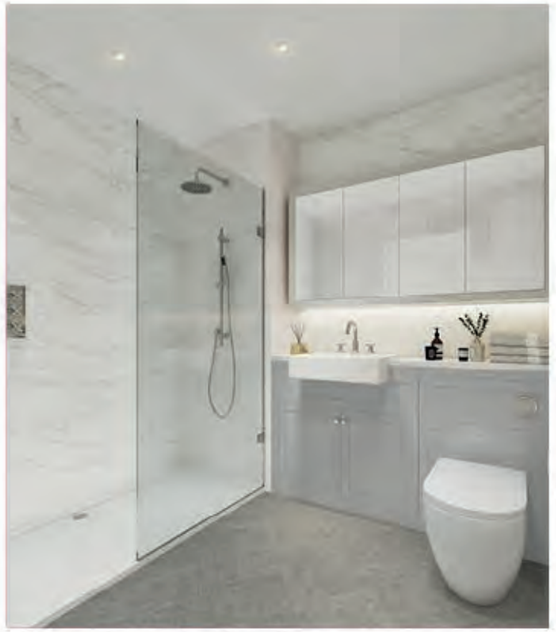
Computer generated image of a new build apartment kitchen, indicative only.

# THEAKSTON

**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.



From top to bottom:
Computer generated image of the ensuite and family bathroom, indicative only.

SPECIFICATION

Creating a LIFESTYLE
within the most BEAUTIFUL
*surroundings*

Computer generated image of a new build apartment kitchen, 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.

From top to bottom:
Computer generated image of the
ensuite and family bathroom, indicative only.

SPECIFICATION

Creating a LIFESTYLE
within the most BEAUTIFUL
*surroundings*

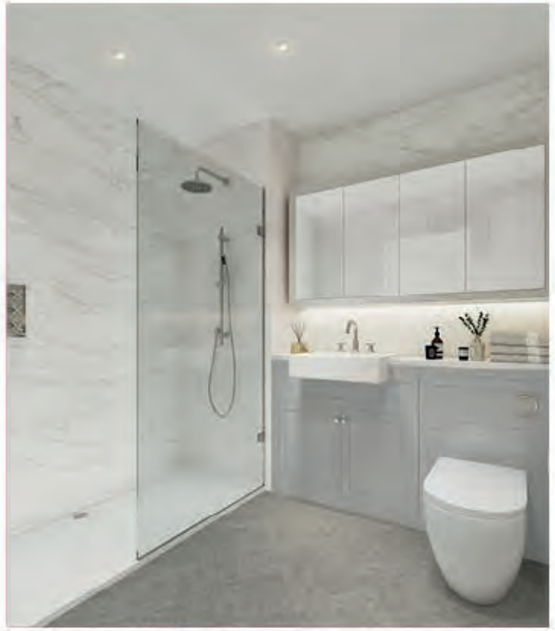
Computer generated image of a new build apartment kitchen, indicative only.

# 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.



From top to bottom:
Computer generated image of the ensuite and family bathroom, 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

Computer generated image of a living room in a 3 bedroom apartment at Trent Park, indicative only.

SPECIFICATION

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

## KITCHEN

- Shaker style kitchen
- Stone worktops, splashback and upstand
- Bowl/half undermounted sink
- Satin chrome mixer tap
- Electric single oven, microwave oven and induction hob
- Integrated extractor hood
- Integrated fridge/freezer
- Integrated dishwasher
- Free-standing washer/dryer (located in separate cupboard)
- Wine cooler
- Compartmentalised recycle storage

## BEDROOM 1 ENSUITE

- Shaker style vanity unit with semi recessed washbasin and storage
- Stone worktop
- Wall mirror cabinet with feature light
- Floor mounted back-to-wall WC with concealed cistern, soft-close seat and dual flush control
- Shower with low profile shower tray and glass screen
- Overhead shower and hand-shower set

## FAMILY BATHROOM

- Shaker style vanity unit with semi recessed washbasin and storage
- Stone worktop
- Wall mirror with feature lights
- Floor mounted back-to-wall WC with concealed cistern, soft-close seat and dual flush control
- White steel bath with Shaker style matt finish bath panel
- Glass screen
- Shower on slider rail

## HEATING

- Underfloor heating throughout with zoned thermostatic controls
- Wall hung chrome heated towel rail to family bathroom and Bedroom 1 ensuite

## FINISHES

- Fitted wardrobe to Bedroom 1 only (fitted wardrobe to Bedroom 1 and bedroom 2 in penthouses only)
- Engineered flooring to hall, kitchen and living/dining
- Fitted carpets to all bedrooms
- Herringbone floor finish to Bedroom 1 ensuite and family bathroom
- Full height tiling throughout Bedroom 1 ensuite and family bathroom with feature tiling
- White panelled internal doors

## EXTERNAL FEATURES

- Feature entrance door with multipoint locking system
- Undercroft parking area
- Refuse store within undercroft car park

## SECURITY AND PEACE OF MIND

- Mains powered smoke/heat detectors with battery backup
- 10-year NHBC warranty

## ELECTRICAL FITTINGS

- Telephone point fitted to living room areas
- Provision for Sky Q TV throughout the apartment (subject to future connection by purchaser)
- Energy efficient LED downlights with dimmer function to reception rooms and Bedroom 1
- Feature under-cabinet lighting to wall units in kitchen
- Automatic lighting to wardrobes and storage cupboards
- White light switches throughout
- Brushed stainless steel sockets above worktop in kitchen
- Low level white sockets
- Two USB sockets above kitchen worktop and one either side of Bedroom 1 headboard
- Shaver sockets to Bedroom 1 ensuite and family bathroom

*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.*

## CONTACT US

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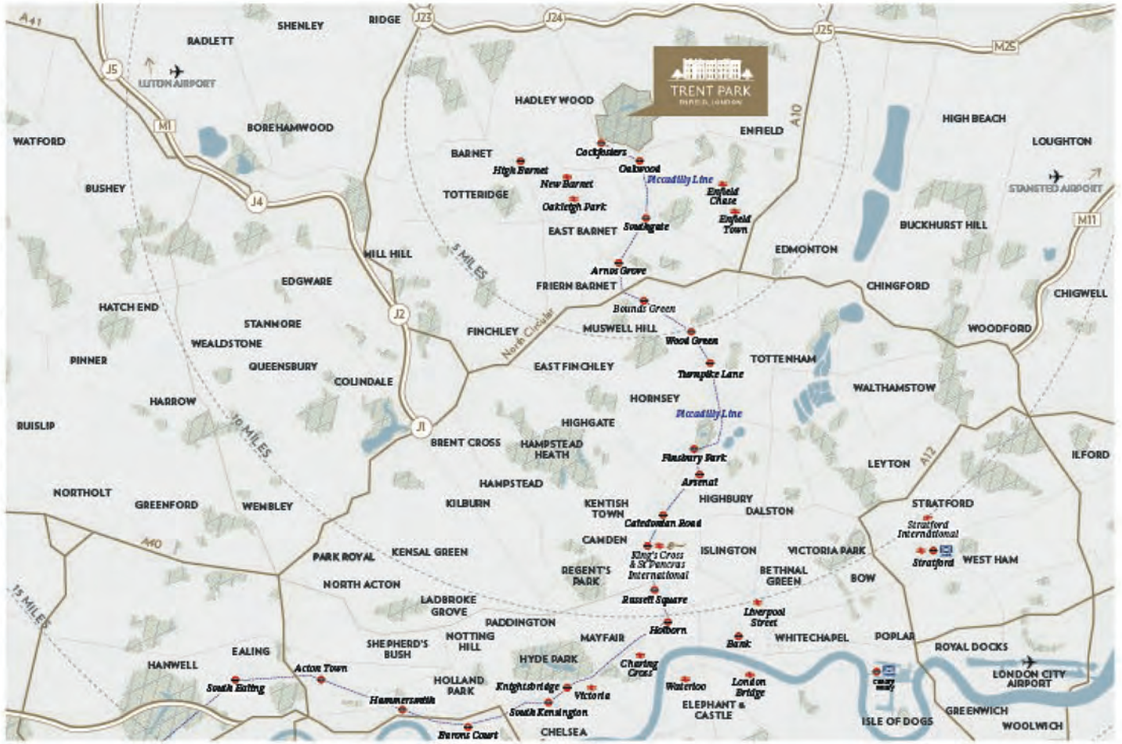


Directions from Cockfosters Station (pedestrian access only)
Exit the station and walk north on Cockfosters Road for 4-5 minutes until you reach the entrance to Trent Country Park. Walk a further 12-13 minutes down the double lined path of lime trees and past the Wildlife Rescue Centre. You'll then reach 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 traveling clockwise exit the M25 from Junction 24 and at the roundabout take the 4th exit onto Stagg Hill/A111 and, if traveling 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. Highfield House and Lyon House are marketing names 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/0222

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