

Come home to luxury surrounds







Where *Luxury Meets* Tranquillity

Surrounded by **413 acres** of stunning English countryside, Trent Park offers the perfect retreat for those looking to combine a quintessentially English setting with fast connections into London – just 26 minutes to Kings Cross.*

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Taken at 6am on a Weekday. Source: tfl.co.uk

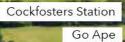




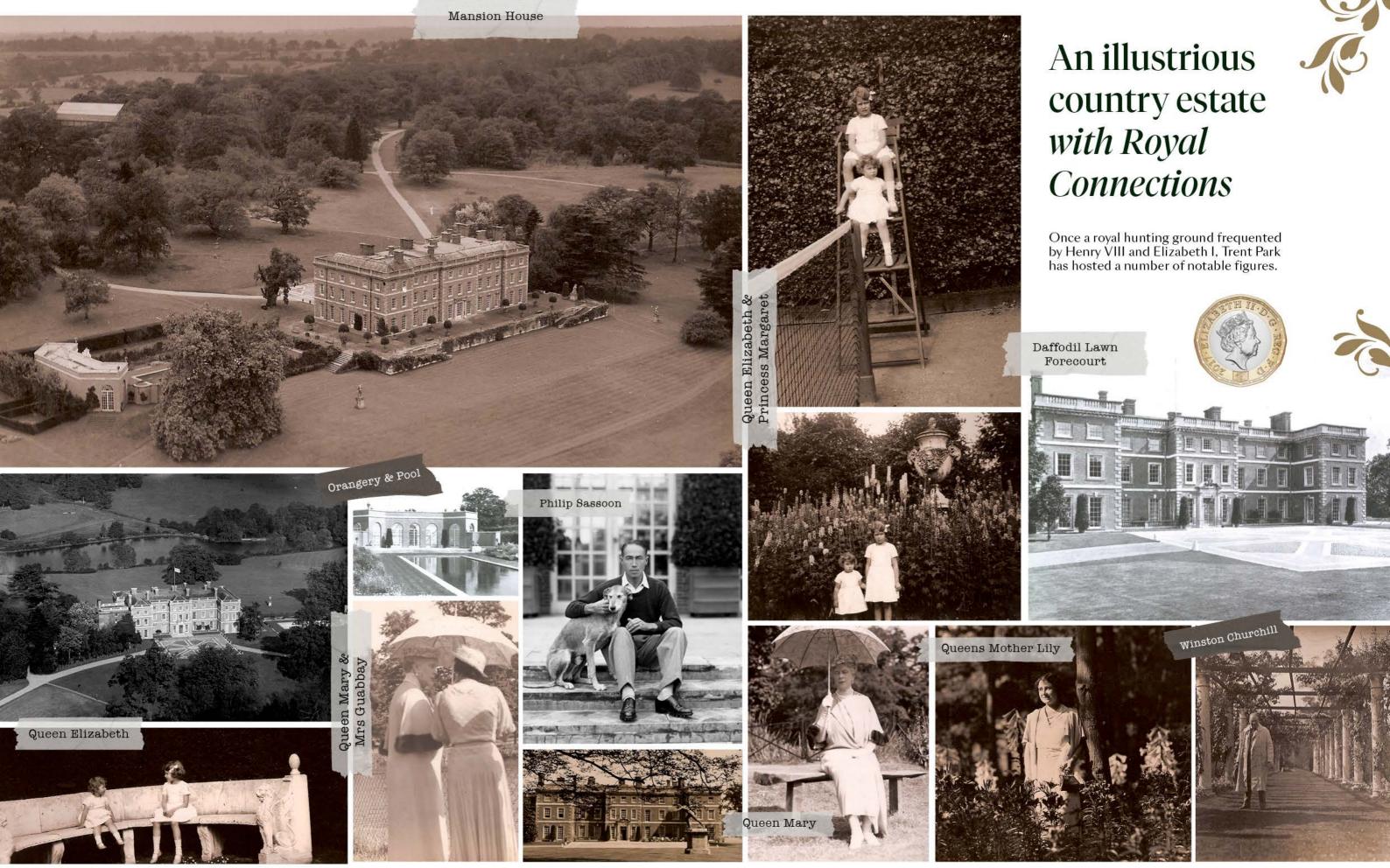
A connected country retreat

A statement of grandeur nestled in the heart of the Trent Country Park and surrounded by wildlife, ponds, lakes and ancient woodland, the vision of Trent Park is a natural and majestic place to call home.

Trent Park Tennis Courts









RICH IN HISTORY

Named after Trento, the location in Northern Italy where the life of King George III's younger brother was saved, Trent Park is *deeply rooted in history* and now ready to write its next chapter in full colour.





1909

Sold to Edward Sassoon a Baronet, an MP for Hythe, friend of Edward VII and the head of an international merchant banking firm. The Sassoons were descendants of Baghdadi Jews who had emigrated to India. The family eventually established a head office at Leadenhall Street. London and were quickly accepted into British high society.

1912

Following the death of Sir Philip Sassoon's father in 1912, he inherited his estate. A flambovant, glamorous, well-known socialite and politician, Sassoon built his very own aerodrome on Trent Park. During this time he covered the house with rosered bricks that you see today from William Kent's 1735 Devonshire House, Piccadilly. Sassoon planted a million daffodil bulbs that became known as the famous Daffodil lawn



Sir Winston Churchil

1920-1930s

A quintessentially English country retreat for the next 8 years. Hosting the most extravagant parties with guests such as Sir Winston Churchill, Charlie Chaplin, George Bernard Shaw and John Singer Sarge

Grandeur of the Past

1066

Trent Park once formed a small part of Enfield Wood. The earliest known lord of the estate was Ansgar, 'Staller' or High Constable to Edward the Confessor, who inherited the land from his Danish ancestors.



1399

The estate passed into the hands of Henry IV in 1399 who converted the land into a royal game reserve. This was subsequently passed on to his son Henry V and from 1421 was administered by the Duchy of Lancaster: Enfield Chase had passed into royal ownership.

1777

Trent Park House became a

private residence for the first

time when George III leased

favourite doctor, as a reward

younger brother, the then

Duke of Gloucester, lebb

for saving the life of the King's

chose the name Trent, because

it was in Trento, Italy, that the

King's brother had been saved.

the site to Sir Richard Jebb, his





1837

After passing through several hands, Quaker David Bevan bought a lease for the property and transferred this to his eldest son Robert Bevan. Further extensions were undertaken to Enfield Chase including a tower on the east side of the building. Much of the landscaping was also created including an avenue of lime trees on the main drive.

Since 1066, TRENT PARK estate has been linked to royalty, the aristocracy and the *top echelons* of English society. After Sir Philip Sassoon's death, the house took on a very different, and important, role.



Queen Mary



1939-1945

Sir Philip Sassoon, Trent Park was requisitioned by the War Office for the secret British Intelligence unit MI9.



Co-Education Training Unit

9 1947

The estate became a Ministry of Education emergency training college for male teachers, then in 1950 a coeducational training college.



Today

In 2015 Trent Park was purchased by Berkeley Homes. The vision for Trent Park is to restore where possible the historic buildings, and create new homes and a museum



1974-2012

Trent Country Park became part of Middlesex University.

After the death of



British Intelligence Un

CHARM OF THE PRESENT

Welcome to your own *Country Estate*

Feel the fresh English country air as you step into Trent Park, a historic retreat nestled within 413 acres of serene parkland. This exclusive community offers luxurious homes surrounded by nature's finest, just moments from central London. Enjoy the perfect blend of countryside tranquility and modern convenience in your own private haven.





Beautiful Surrounds



JAPANESE GARDEN & COUNTRY PARK

The Japanese Garden has *streams*, *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.



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.



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THE LAKE



DAFFODIL LAWN

The renowned socialite *Sir Philip Sassoon* transformed Trent Park Mansion House and gardens in the early 20th century, planting *a million daffodil bulbs* and creating The Daffodil Lawn, a now protected area and one of the largest displays of daffodils in London.



Jour Exclusive Retreat

The LAWN CLUB

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The superb range of facilities within the residents-only Lawn Club includes four outdoor tennis courts with a fully equipped gym located in the restored orangery building overlooking the outdoor heated swimming pool.



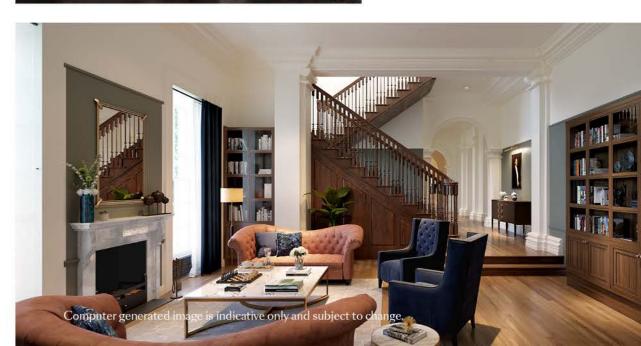


Set in the **historic orangery**, The Lawn Club gymnasium is well equipped and has the advantage of views over the swimming pool.



Reading *Room*

The reading room is located in Trent Park House and is exclusive to Trent Park House Residents only.







Tennis *Courts*



Life in Trent Park is about a naturally healthy way of life, with activities that you can enjoy at your own pace. Discover the **tennis courts** located in a peaceful woodland setting.

Shuttle Bus

The shuttle bus is complimentary for residents, providing convenient and easy transportation to and from Oakwood Station. 19 | TRENT PARK





The area combines serene natural beauty with vibrant community facilities. Cockfosters High Street, for example, is home to a variety of shops, cafes, and restaurants. Trent Park itself features expansive woodlands, lakes, walking trails, and recreational facilities like an 18-hole golf course and an equestrian centre. Nearby, there are also highly rated schools and local attractions.







Oakwood

On the leafy outer edges of London, Oakwood is family orientated suburb known for its blend of residential charm and access to green spaces. With good access both into and out of London, via its underground station makes this area a convenient gateway to the heart of the city.









å 6 Minutes

Trent Park Equestrian Centre

The Equestrian Centre at Trent Park is a vibrant, professional riding school for London and the Home Counties as well as a British Horse Society Equestrian Centre of Excellence. From group and individual riding lessons and equestrian courses to livery facilities, we have something to suit everyone, whatever their age and riding ability. Established for over 40 years, we are a British Horse Society approved training centre.

Trent Park Golf Course

Trent Park golf course is one of the best examples of a public golf club in London; offering exquisite views over the beautifully maintained landscape of Trent Park Country Park. With its 18 hole golf course, combined with driving range, jungle themed adventure golf area for families, golf lessons and tuition, Trent Park golf course is perfect for both experienced golfers and beginners. and beginners.

Bramleys

Bramleys is a family-owned restaurant in Oakwood, North London, offering a varied menu featuring fresh seasonal ingredients and a focus on sustainability. Known for its intimate decor, well-crafted cocktails, it provides a cosy atmosphere suitable for family dining or private events.

Cockfosters

🚍 6 Minutes

8 Minutes

London, the north London suburb of Cockfosters is one of the more sought-after places to live with easy access to the centre of the capital combined with plenty of wide-open green spaces.

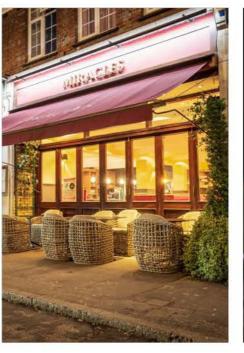


Skewd Kitchen

Reimagining Turkish cuisine with cutting edge cooking techniques and presentation. Anatolian with attitude, the perfect place for a dinner date!

Go Ape

Go Ape features treetop rope courses, zip lines, and challenging obstacles, offering a thrilling experience for families, friends, and adventure seekers. Surrounded by lush woodland, it's a perfect spot for outdoor fun and adrenaline-filled challenges in a otuming natural exiting stunning natural setting.



Miracles

Miracles cafe is one of the most unique places in Cockfosters to enjoy breakfast, lunch and diner in style. You can enjoy Miracles any time of the day for a quick coffee or for a special evening meal with a selection of wines.



Trent Park





La Petite Auberge

La Petite Auberge in Cockfosters is a charming French brasserie that brings the spirit of Paris to North London. Located on Heddon Court Parade, it offers classic French bistro dishes like moules frites, steak frites, foie gras, and tarte tatin, all served in a cosy yet stylish setting.



Middeys Brasserie

A new concept offering a relaxed dining & lounge experience, within a chic retro setting. Providing an ambience that is comfortable and tranquil.



Firedog

Firedog in Cockfosters offers a modern take on Aegean-Mediterranean cuisine. The menu, designed by award-winning chefs, features vibrant dishes inspired by Greek and Turkish traditions.

East Barnet Village

🚔 7 Minutes

å∕o 12 Minutes

East Barnet Village, is a charming residential area known for its mix of historic and suburban character. The village's origins trace back to medieval times. Today, East Barnet blends modern amenities with history, offering local shops, restaurants, and green spaces.





Everyman Cinema

A stylish, boutique cinema offering a luxurious film-watching experience with plush seating, food, and drink service directly to your seat.



Oak Hill Park

Historic and award-winning green space that spans over 45 hectares, featuring a range of facilities like tennis courts, a cricket pitch, a golf course, and children's playgrounds.



The Wilds Café

A welcoming community-focused café that offers a variety of delicious dishes, including vegan and gluten-free options, in a charming atmosphere.



The Griffin Pub

The Griffin Pub, is a charming and family-friendly establishment. It offers a great selection of food and drinks, along with a spacious beer garden.



Old Bank Coffee House

A family-owned, independent coffee shop located in a former bank building, offering specialty coffees from both house and guest roasters.



Odo's Restaurant

This mission is simple: serve delicious, affordable food that guests will want to return to week after week.

Hadley Wood

🚘 15 Minutes 🛛 💑 15 Minutes

Hadley Wood is renowned for its affluent character, elegant homes, and a welcoming village atmosphere, all surrounded by stunning countryside.



Hadley Wood Golf Course

Currently ranked 84th in the Top100 courses in England and 6th in the Top100 courses in London, Hadley Wood offers the combined delights of a superbly-designed golf course and excellent clubhouse facilities, all set in a beautiful parkland



L'arte Restaurant

At L'arte, family, good food, and unforgettable experiences are at the heart of everything. This Italian-inspired kitchen brings beloved Italian dishes to the table, crafted with fresh, high-quality ingredients.



Old Fold Manor

Old Fold Manor was designed by one of the greatest golf course architects of all time -Harry Colt. His design philosophy helped to shape Augusta National, too, so it's not surprising that Old Fold is famous for its groops greens.



Hadley Wood Circular Walk

This 3.5-mile (approximately 5.6 km) walk starts at Hadley Wood Station and traverses varied landscapes, including farmland and wooded areas. The route offers attractive long-distance views across Enfield Chase farmland and is considered leisurely, making it suitable for most walkers.





Τοο Τοο Μοο

A lively pan-Asian restaurant offering a wide range of dishes inspired by flavours from Malaysia, Thailand, China, Vietnam, and Japan.



Hakuna Matata Cocktails & Tapas

Offering an extensive range of expertly crafted cocktails and delicious small plates in a stylish setting. It's the perfect spot for enjoying a night out with friends.



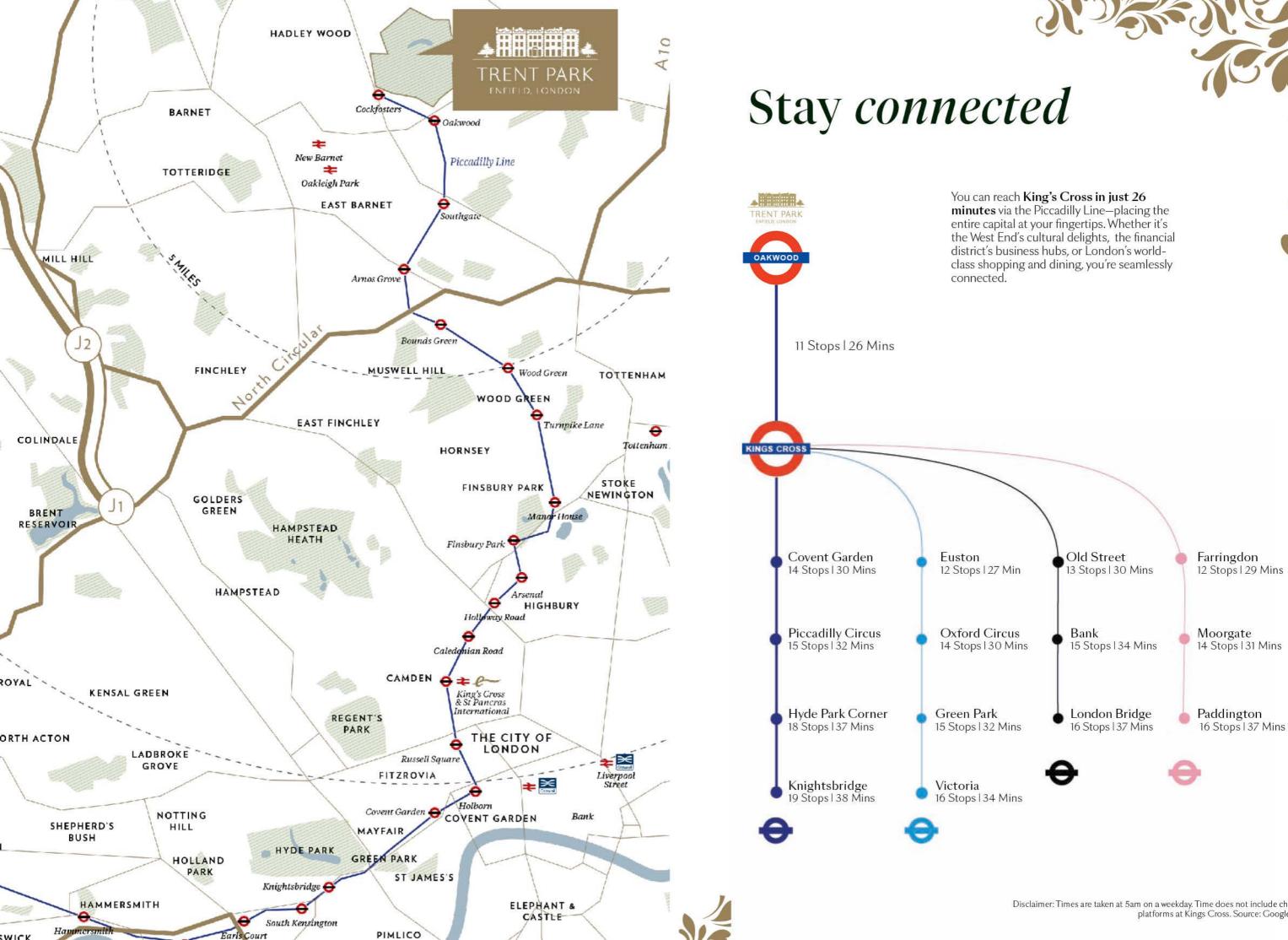
Izgara Restaurant

A warm, contemporary atmosphere where you can enjoy traditional Turkish dishes with a modern twist. Located just a short walk from the Totteridge and Whetstone Underground station.



Haven Bistro & Bar

A family-run restaurant offering a refined yet relaxed atmosphere with modern European cuisine. Known for its seasonal menu, the bistro also features a popular cocktail bar and elegant dining rooms, making it ideal for both casual meals and special events.



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 d complete - we'll update you regularly progress

You will be given your own log-in cred at reservation to access your persona MyHome Plus account where you wil able to view the development, proper construction progress and buying proinformation

Sustainability is high on any responsi builder's agenda. We promise to fully communicate the environmental feat our developments to all of our custor

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

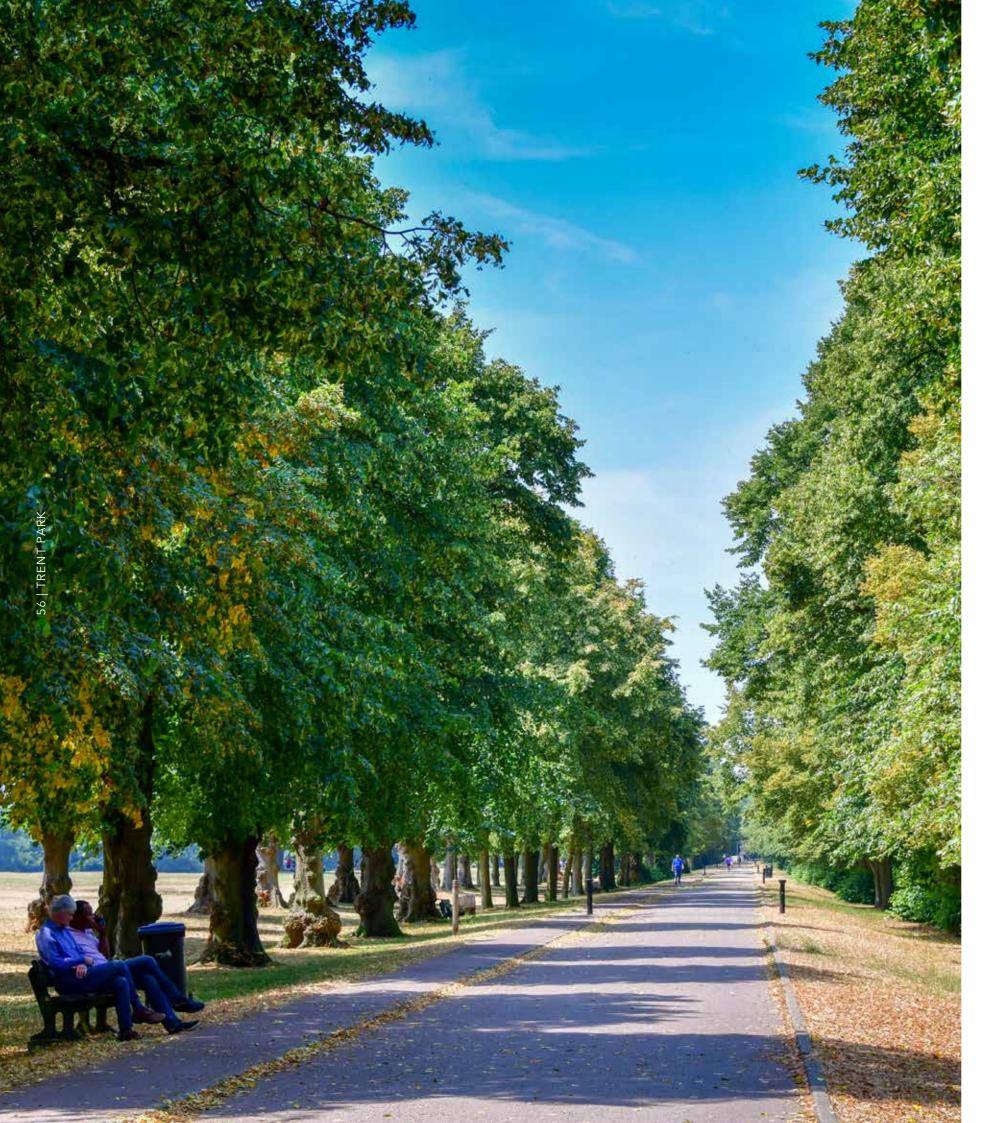
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Designed to *high sustainability* standards

PEOPLE, PLANET, PROSPERITY

Sustainability is fundamental to Berkeley's ethos. In simple terms, we want to ensure the longterm 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

Proud members of

the Berkeley Group

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.

Berkeley

St Edward

St George

St James

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 longterm 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, though 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.



St Joseph

St William





B Berkeley

TRANSFORMING TOMORROW

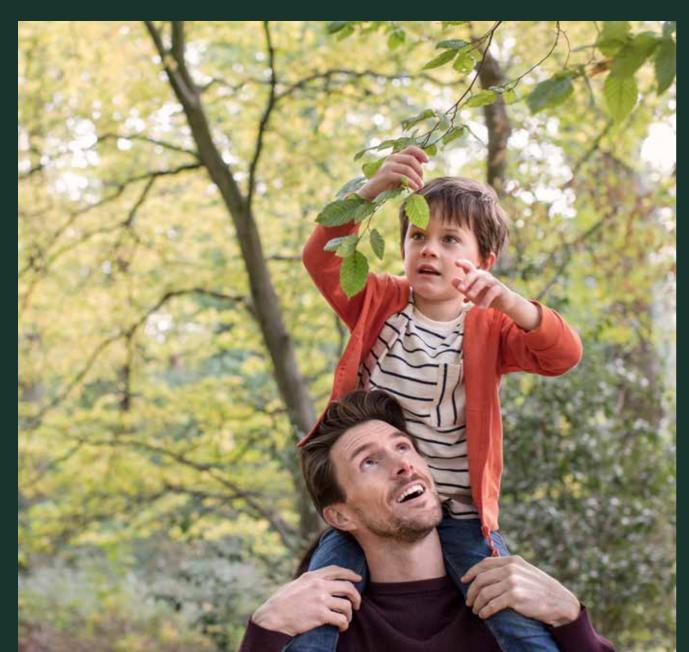
Our Vision

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.

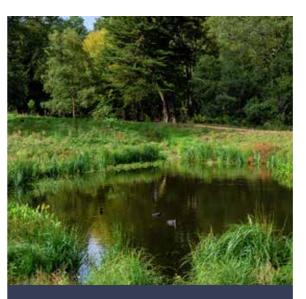
We transform underused sites into exceptional places and we're also transforming the way we work; embracing technology and raising standards, as we continue to deliver an outstanding customer experience and create high-quality homes that delight our customers.

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





Working with local people and partners we create welcoming and connected neighbourhoods where



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



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





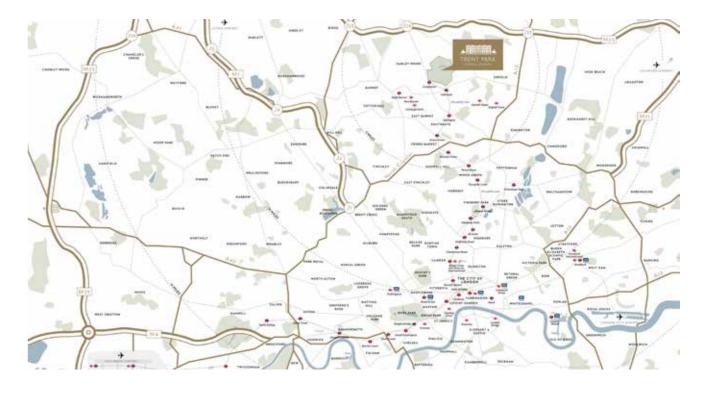
Taking action on climate change and giving you ways to live more sustainably. We're building efficient homes that use less energy over their lifetime, with sustainable travel choices on the doorstep.



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







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 If travelling clockwise exit the M25 from Junction Road for 1-2 minutes. Cross Bramley Road 24 and at the roundabout take the 4th exit onto towards the entrance of Snakes Lane. Turn left Stagg Hill/A111 and, if travelling anti-clockwise, onto Snakes Lane for 15-16 minutes and follow exit the M25 from Junction 24 and at the roundabout take the 2nd exit onto Stagg Hill/ our directional signage into Trent Park. 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 3 Chamberlain Court, Trento Mews, Barnet EN4 0FG

Contact Us (+44) 20 3005 5590

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Driving from M25



