







## 4 West Wing

4 bedroom home ready to move into now!



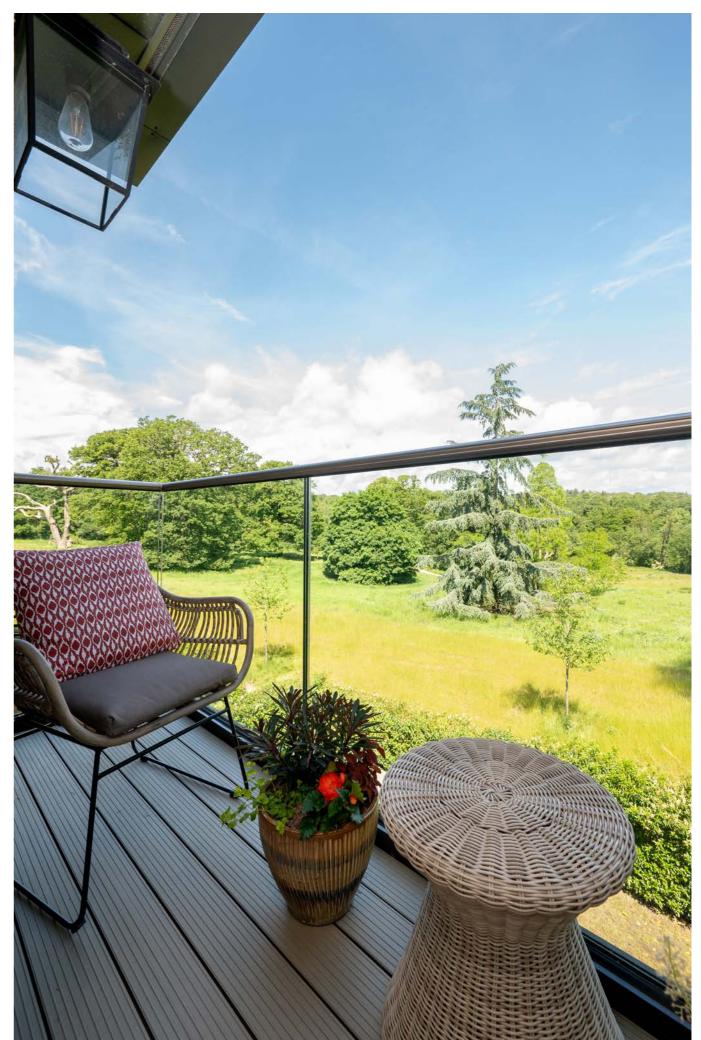
Berkeley Designed for life













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" × 14' 10" |
|-------------|---------------|------------------|
| Bedroom 2   | 2.76m x 3.81m | 9' 1" x 12' 6"   |
| Terrace     | 5.8 sg m      | 62 sa ft         |

### FIRST FLOOR

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



Lower Ground

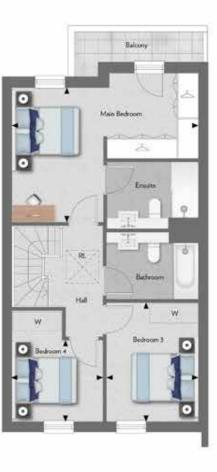
### Asking Price £1,675,000



North Lawn & Lake







Views toward Daffodil Lawn

Ground Level

First Floor

Floorplans are subject to planning and show approximate measurements only. Measurements may vary within a tolerance of 5%. Exact layouts and sizes may vary. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Please ask Sales Consultant for further information. Flooring finishes and sizes to balconies, lightwells and terraces maybe subject to change.











## 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.





### 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.



### **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.



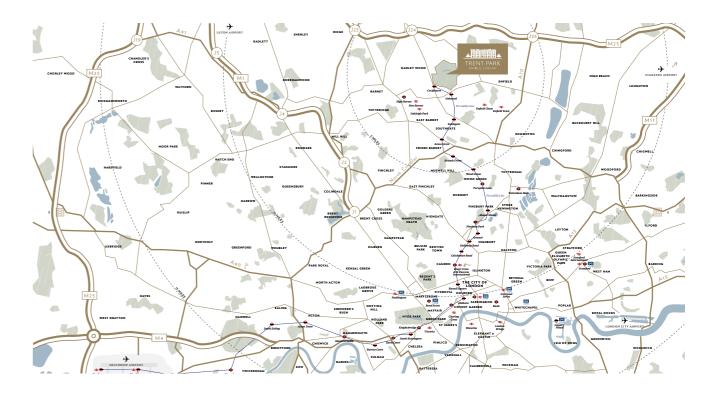
LONG GARDEN & WISTERIA WALK

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









#### 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.

Trent Park Sales & Marketing Suite 3 Chamberlain Court, Trento Mews, Barnet EN4 0FG

Contact Us (+44) 20 3005 5590

### 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 onto Snakes Lane for 15-16 minutes and follow exit the M25 from Junction 24 and at the our directional signage into Trent Park.

#### Driving from M25

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, 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.

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