TRENT PARK

ENFIELD, LONDON

THE CHAPLIN COLLECTION

A beautiful collection of contemporary
1, 3 & 4 bedroom homes

Berkeley
Designed for life

THE CHAPLIN COLLECTION

Taking its name from one of Trent Park's most famous guests when it was a magnet for the celebrities of the 1930s, The Chaplin Collection is a beautifully crafted edition of homes set in the heart of Trent Park.

Surrounding the historic Stable Block, they benefit from views of this 18th century building which was built for the owner Sir Richard Jebb and which now forms part of the Trent Park Conservation Area.

The focus on quality homes in a stunning historic setting is transforming Trent Park into a vibrant and successful community. With excellent connections from Oakwood and Cockfosters, it provides a quiet escape from London.

THE CHAPLIN COLLECTION

Neighbouring these homes is the lovingly restored Long Garden and Wisteria Walk, a peaceful, picturesque retreat for the family.

Being centrally positioned in Trent Park, the residents-only Lawn Club facilities of the gym and swimming pool are conveniently located nearby.

The impressive Daffodil Lawn is just a moment's walk and provides a stunning carpet of yellow flowers when in full bloom.

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.

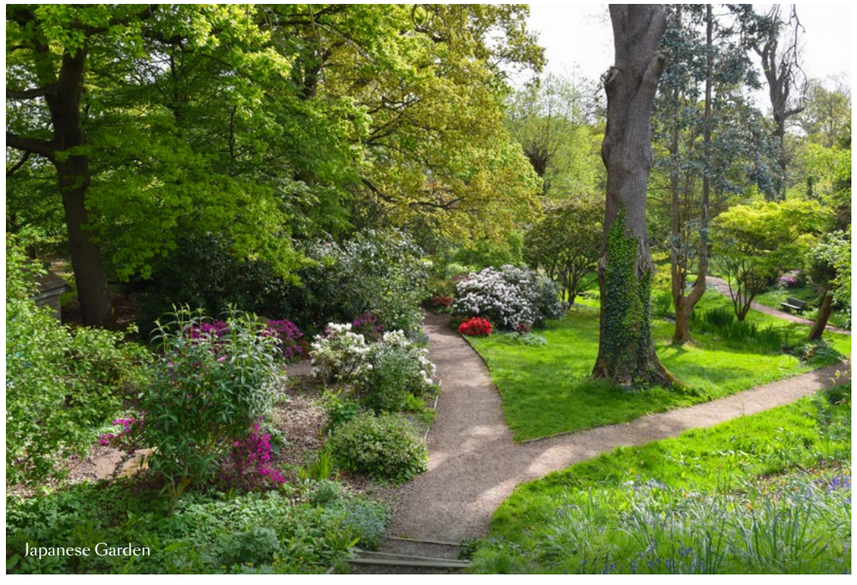
Wisteria Walk

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

EXCEPTIONAL SURROUNDINGS

JAPANESE GARDEN & COUNTRY PARK

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


Japanese Garden

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.

Daffodil Lawn

Long Garden

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 here, and painted it too.

The
LAWN CLUB
TRENT PARK

YOUR EXCLUSIVE RETREAT

Heated Swimming Pool

THE LAWN CLUB

The *superb* range of facilities include four outdoor TENNIS COURTS with a *fully equipped* GYM located in the restored orangery building overlooking the outdoor *heated* SWIMMING POOL.

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.

GYMNASIUM

The rejuvenated orangery is an aesthetic delight, where you can stay active with everything you need in one place. In these opulent surroundings, you can work on the body and mind.

Computer generated images are indicative only.

THE CHAPLIN COLLECTION

FLOORPLANS

Computer generated image of The Shire, indicative only.

THE CHAPLIN COLLECTION

THE SHIRE

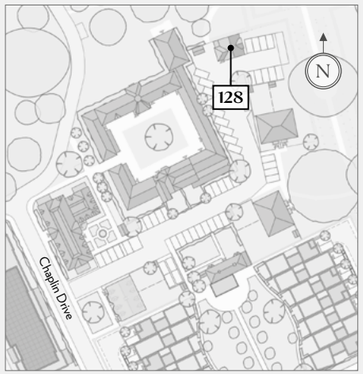
Fronting the restored landscaping of the Long Garden, this home is perfectly positioned within the development. Complete with a spacious open plan kitchen/living/dining area. This one bedroom home also benefits from a double garage.

THE SHIRE

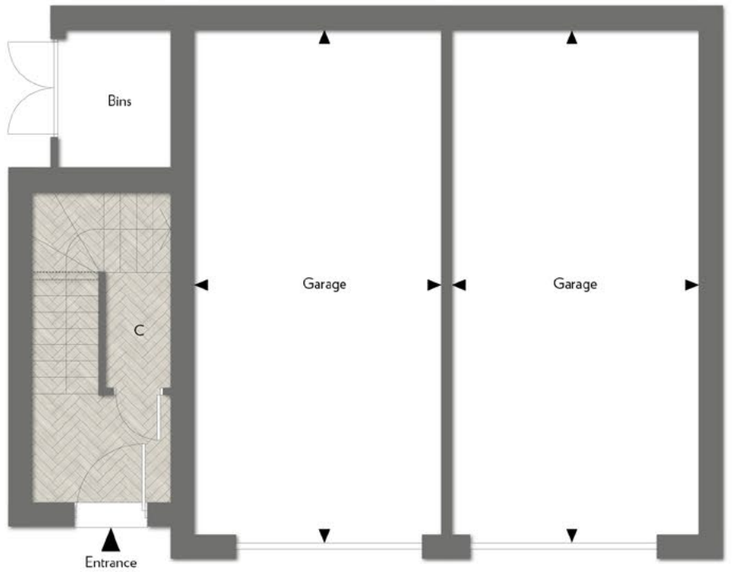
A One Bedroom Home

The Chaplin Collection
Plot 128

Total Area: 66.4 m² 714.7 ft²



Computer generated image of The Shire, indicative only.



GROUND FLOOR

Garage	7.02m x 3.43m	23' 0" x 11' 3"

FIRST FLOOR

Kitchen/Living/Dining Room	6.99m x 4.08m	22' 9" x 13' 4"
Bedroom	4.06m x 3.53m	13' 3" x 11' 6"

◂ ▸ Measurement Points **C** Cupboard **B** Boiler **E** Electric Meter Fitted Wardrobe **LH** Loft Hatch

The total area stated is the gross internal area. Floorplans shown 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. Furniture layouts are indicative only. Kitchen layout indicative only. Paving to terrace is indicative only. Site plan not to scale, indicative only and subject to change.

Computer generated image of Wigston, indicative only.

THE CHAPLIN COLLECTION

WIGSTON

Perfect for family life these 3-bedroom homes are located in a quiet corner of the development next to the restored landscaping of the Long Garden and a short stroll to the resident's Lawn Club facilities.

WIGSTON

A Three Bedroom Semi-Detached Home

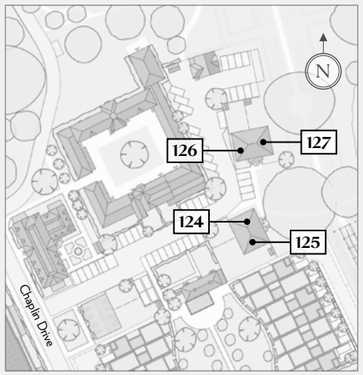
The Chaplin Collection
Plots 124, 125, 126* & 127*

Total Area: 115.2 m² 1,240 ft²

*Plots are handed

GARDEN

Plot No.	Garden Aspect	Rear Garden Size
124	South/West	77 m² 829 ft²
125	South/West	165 m² 1776 ft²
126	North/West	78 m² 840 ft²
127	North/West	150 m² 1615 ft²

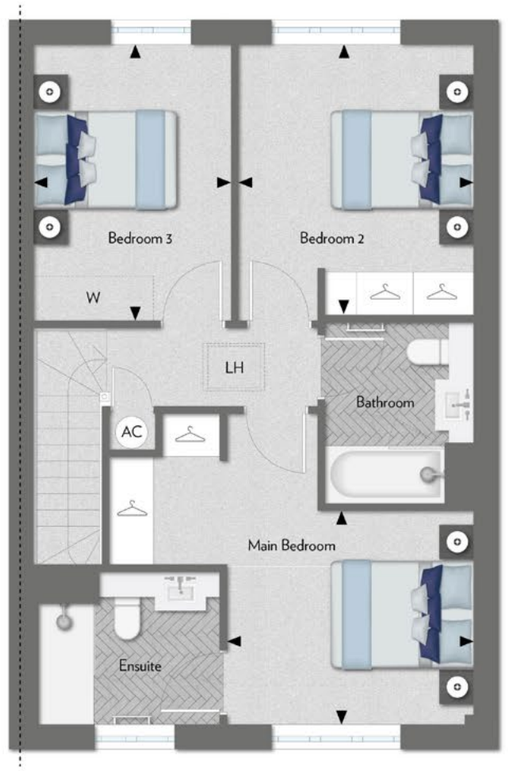


Computer generated image of Wigston, indicative only.

GROUND FLOOR

Kitchen /Dining Room	4.15m x 3.98m	13' 6" x 13' 1"
Living Room/Home Office	6.13m x 5.32m	20'1" x 17'5"

◄► Measurement Points **C** Cupboard **E** Electric Meter **AC** Airing Cupboard
Fitted Wardrobe **W** Wardrobe space only **LH** Loft Hatch



FIRST FLOOR

Main Bedroom	3.44m x 3.00m	11' 3" x 9' 8"
Bedroom 2	3.78m x 3.30m	12' 4" x 10' 8"
Bedroom 3	3.85m x 2.75m	12' 6" x 9' 0"

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Computer generated image of Tilden, indicative only.
Tilden plots in The Chaplin Collection have no garage.

THE CHAPLIN COLLECTION

TILDEN

These well-designed 4-bedroom homes set across three levels are perfectly positioned around the corner from the spectacular Daffodil Lawn. Surrounded by the historic Stable Block and Walled Garden these homes are also a moment's walk to the restored Long Garden and Wisteria Walk.

TILDEN

A Four Bedroom Semi-Detached Home

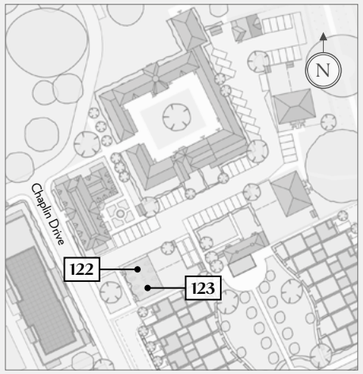
The Chaplin Collection
*Plots 122, 123**

Total Area: 156.2 m² 1,681 ft²

*Plot is handed

GARDEN

Plot No.	Garden Aspect	Rear Garden Size	
122	North/East	78 m²	840 ft²
123	North/East	107 m²	1152 ft²



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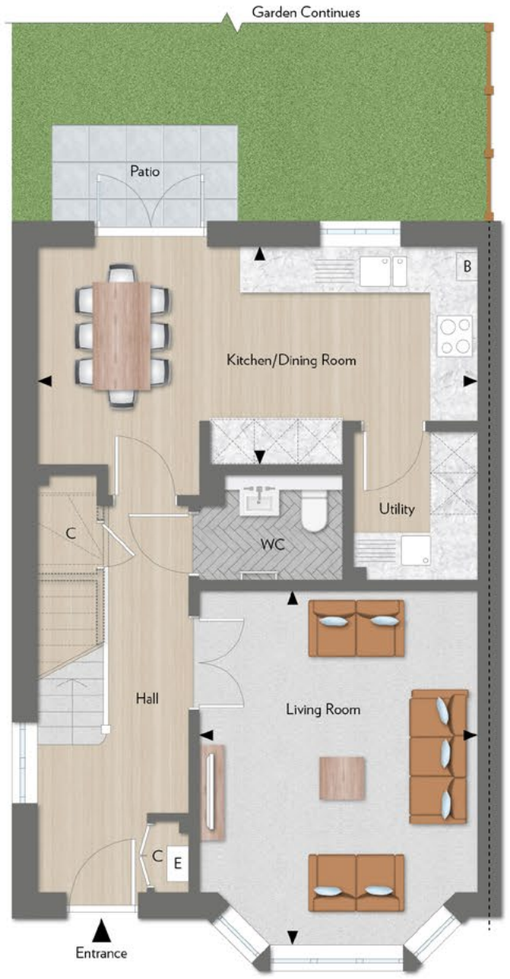
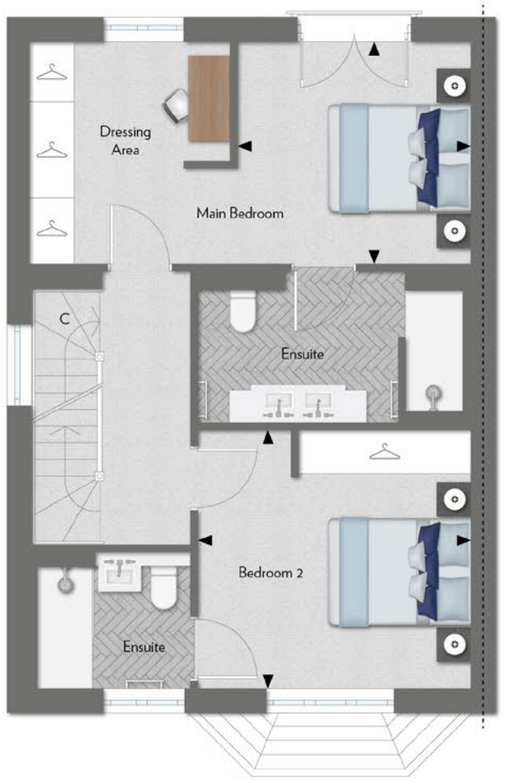
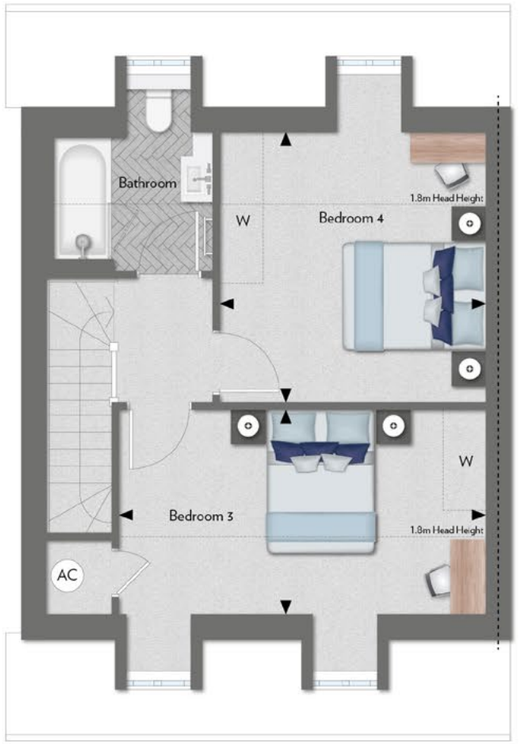
Tilden plots in The Chaplin Collection have no garage.







GROUND FLOOR

Kitchen/Dining Room	6.12m x 3.04m	20' 1" x 9' 9"
Living Room	4.93m x 3.88m	16' 2" x 12' 7"

FIRST FLOOR

Main Bedroom	3.25m x 3.09m	10' 7" x 10' 1"
Bedroom 2	3.80m x 3.59m	12' 5" x 11' 8"

SECOND FLOOR

Bedroom 3	5.10m x 2.85m	16' 7" x 9' 4"
Bedroom 4	3.75m x 3.70m	12' 3" x 12' 1"

◂ ▸ Measurement Points **C** Cupboard **E** Electric Meter **AC** Airing Cupboard
Fitted Wardrobe **W** Wardrobe space only **LH** Loft Hatch

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SPECIFICATION

PERSONALISE YOUR HOME

THE CHAPLIN COLLECTION allows you to choose from two contrasting colour palettes, SILK and SLATE, to create an *interior ambience* that inspires you.

CHOICES OF KITCHEN SPECIFICATION

SILK	Timeless neutrals offer an unsurpassed softness whilst touches of grey hint towards the contemporary within a traditional setting.
SLATE	The elegant juxtaposition of rich colour against neutral tones retains warmth and tranquility, creating the perfect place to call home.

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THE SILK KITCHEN

The subtle pale tones of the Silk palette create a bright and open space.

THE SLATE KITCHEN

Bold and emphatic, Slate gives the kitchen strong character with dark toned cabinets.

Computer generated images, indicative only.

BATHROOM / SHOWER ROOM

The soft greys when taken to the bathroom, ensuite tiling and fitted furniture, produce a contemporary feel.

Computer generated images, indicative only.

LIVING ROOM

Perfectly proportioned interiors, where light and space flow from room to room, make The Chaplin Collection homes a pleasure to live and relax in.

Show Home photography is indicative only.

SPECIFICATION

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

KITCHEN

- Matt 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 extract
- 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 mantle 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 family room/ dining room where joined, living/dining where joined and dining where separate
- Fitted carpets to living room and family room where separate, stairs, landings, and all bedrooms
- Large format floor tiles to kitchen, kitchen/ dining, hallway, utility, cloakroom and WC
- Herringbone floor tiles to 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

Computer generated images, indicative only.

Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. Berkeley 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. Kitchen colour choices of Silk and Slate specification throughout the remaining house.

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
- Our Customer Relations Manager will present a selection of designer-conceived colour palettes to help you find the interior finish that most suits your style
- We'll meet you on site to demonstrate all the functions and facilities of your new home
- We personally hand over 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 build warranty

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

Investor in Customers® Gold 2020

DESIGNED TO HIGH SUSTAINABILITY STANDARDS

Trent Country Park

PEOPLE, PLANET, PROSPERITY

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

NATURE AND BIODIVERSITY

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

WASTE AND RECYCLING

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

WATER EFFICIENCY

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

ENERGY EFFICIENCY

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

NOISE REDUCTION

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

CLEAN AIR

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

SUSTAINABLE TRANSPORT

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

STEWARDSHIP

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

FUTURE-PROOF DESIGN

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

DESIGNED FOR LIFE

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

CUSTOMERS DRIVE ALL OUR DECISIONS

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

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

CHOICE AND DIVERSITY

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

QUALITY FIRST TO LAST

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

GREEN LIVING

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

COMMITMENT TO THE FUTURE

When we plan a development, we take a long-term view of how the community we create can thrive in years to come. Our aim is to permanently enhance the neighbourhoods in which they are located, 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.

Berkeley Group Proud members of the Berkeley Group
Berkeley Designed for life | St Edward Designed for life | St George Designed for life | St James Designed for life | St Joseph Designed for life | St William Designed for life

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TRANSFORMING TOMORROW

Our Vision 2030

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

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

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

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

TRANSFORMING PLACES

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

TRANSFORMING LIFESTYLES

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

TRANSFORMING NATURE

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

TRANSFORMING FUTURES

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

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

OUR VISION 2030
TRANSFORMING TOMORROW

CONTACT US

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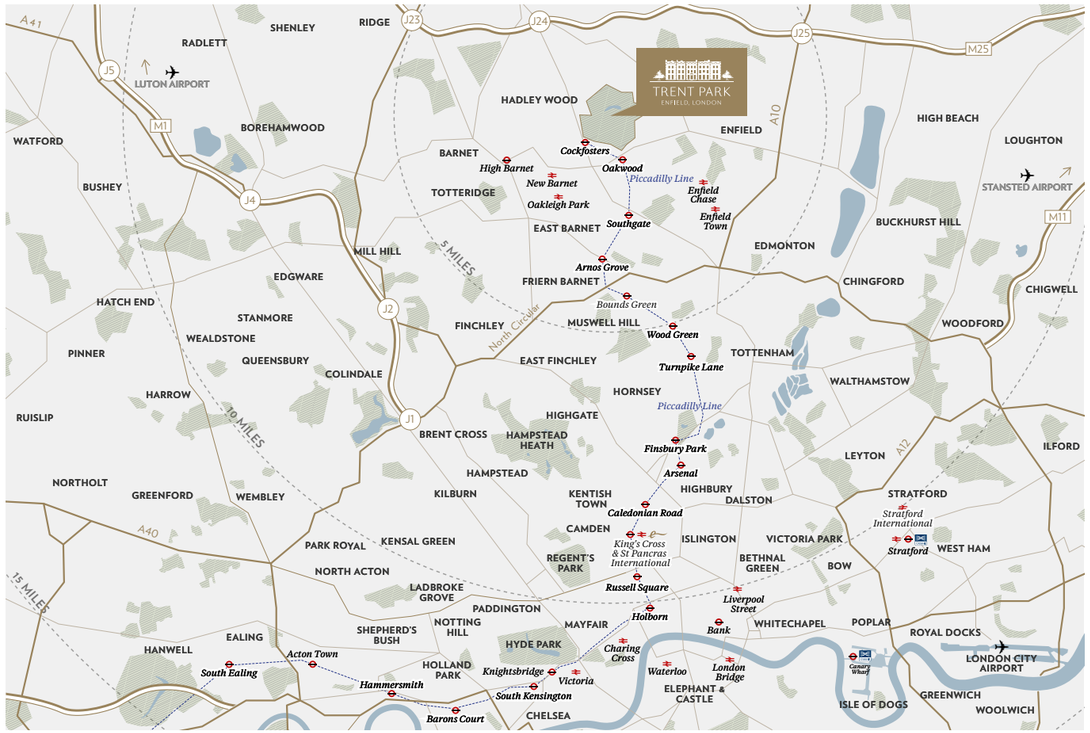

Directions from Cockfosters Station (pedestrian access only)

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 travelling clockwise exit the M25 from Junction 24 and at the roundabout take the 4th exit onto Stagg Hill/A111 and, if travelling anti-clockwise, exit the M25 from Junction 24 and at the roundabout take the 2nd exit onto Stagg Hill/A111. Drive on for 3 miles heading straight over the 3 mini roundabouts and down Cockfosters Road. At the roundabout take the 1st exit onto Bramley Road/A110. Drive on for just under a mile past the entrance to Oakwood Station and turn left onto Snakes Lane. Follow our directional signage into Trent Park.

Map not to scale and shows approximate locations only. Travel times and distances taken from google maps and are indicative only. 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's policy of continuous improvement, the finished product may vary from the information provided. 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. Trent Park and The Chaplin Collection are marketing names and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley to ascertain the availability of any particular property. E743/05CA/0222

OUR VISION 2030 TRANSFORMING TOMORROW | Berkeley Group Proud to be a member of the Berkeley Group of companies | Investor in Customers Gold 2020 | JLL

Berkeley Designed for life

Berkeley
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