



# TRENT PARK

ENFIELD, LONDON

## THE WHISTLER COLLECTION

*A beautiful collection of contemporary  
3, 4 and 5 bedroom homes*



**Berkeley**  
Designed for life







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THE WHISTLER COLLECTION

A new addition to the superb range of properties available at Trent Park. With a choice of 3, 4 or 5 bedrooms, and *flexible layouts*, these are residences that will **APPEAL TO FAMILIES** looking for space and comfort in *enchanting surroundings*.

The Whistler Collection is set in the heart of Trent Park, surrounded by the spectacular parkland and natural features of this historic estate, now transformed by Berkeley into a sought-after new community.

Local shops, restaurants and transport links are available moments away in Oakwood and Cockfosters, providing classic 'best of both worlds' advantages.



TRENT PARK

THE WHISTLER COLLECTION

Tranquil street scenes with *abundant greenery*, and contemporary house styles create an *envious* lifestyle all within the most beautiful *historic* surroundings.

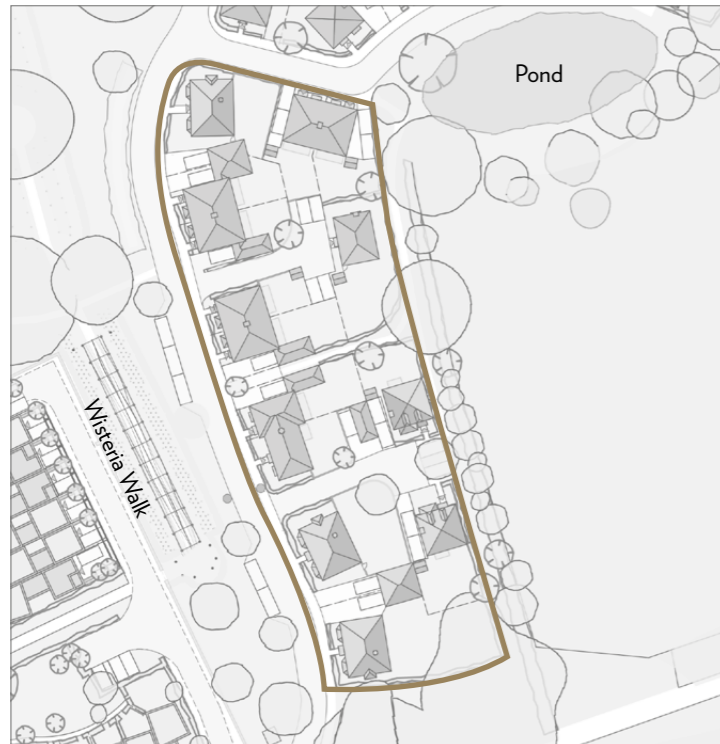




THE WHISTLER COLLECTION

The original grounds of TRENT PARK have been lovingly restored to enhance the lives of the new residents. *The spectacular* Daffodil Lawn, the exquisite Japanese garden and the *tranquil lake* are just some of the unique features woven throughout this historic landscape.

The swimming pool and orangery have also been brought back to life as the LAWN CLUB, whose *exclusive* amenities also include a gym and tennis court.



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.





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## The Whistler Collection *Floorplans*

The Wisteria Walk runs alongside The Whistler Collection. Built around 1912, its pink marble pillars support a pergola entwined with wisteria, an unforgettable sight when in full cascading bloom.





THE WHISTLER COLLECTION

## REPTON

A 4 bedroom detached home with an extensive kitchen/dining room, separate living room, family room and two ensuite bedrooms.



**THE REPTON**  
*Four Bedroom  
 Detached Homes*

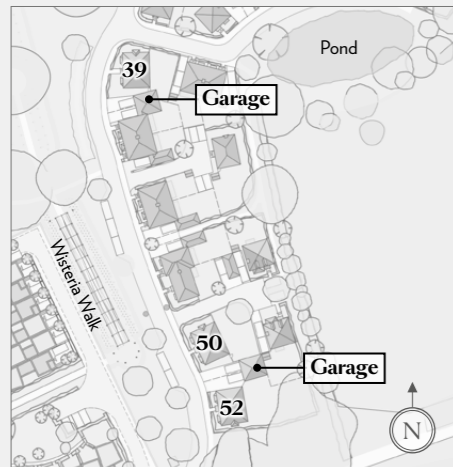
*The Whistler Collection  
 Plots 39, 50 & 52*

Total Area: 179.1 m<sup>2</sup> 1,928 ft<sup>2</sup>

**GARDEN**

Plot No.	Garden Aspect	Rear Garden Size
39	East	115 m <sup>2</sup> 1,238 ft <sup>2</sup>
50	North/East	191 m <sup>2</sup> 2,056 ft <sup>2</sup>
52	East	125 m <sup>2</sup> 1,346 ft <sup>2</sup>

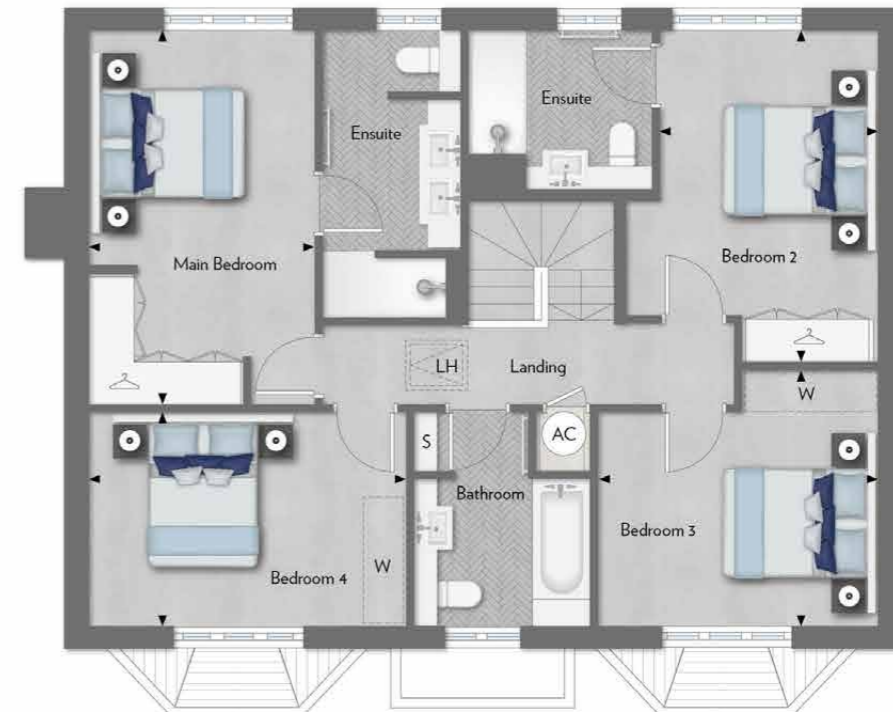
**GARAGE** 3.59m x 7.64m 11'9" x 25'0"



**GROUND FLOOR**

Living Room	5.11m x 3.78m	16'9" x 12'4"
Kitchen	5.11m x 2.81m	16'9" x 9'2"
Family Room	3.78m x 2.86m	12'4" x 9'4"
Dining Room	4.56m x 3.70m	14'11" x 12'1"

◀▶ Measurement Points C Cupboard B Boiler Fitted Wardrobe E Electric Box  
 W Wardrobe space only AC Airing Cupboard FP Fire Place LH Loft Hatch S Shelves



**FIRST FLOOR**

Main Bedroom	5.08m x 3.06m	16'8" x 10'0"
Bedroom 2	4.53m x 3.00m	14'10" x 9'10"
Bedroom 3	3.49m x 3.83m	11'5" x 12'6"
Bedroom 4	4.30m x 2.92m	14'1" x 9'6"

*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. Paving to terrace is indicative only. Site plan not to scale, indicative only and subject to change.*



Computer generated image, indicative only.





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THE WHISTLER COLLECTION

## WISTERIA

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.



THE WISTERIA

Four Bedroom  
Semi-Detached Homes

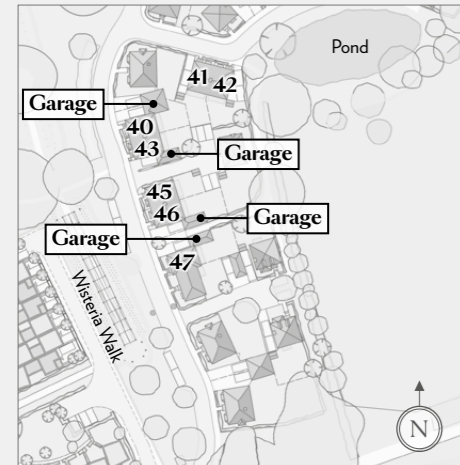
The Whistler Collection  
Plots 40\*, 41, 42\*, 43, 45\*, 46 & 47\*

Total Area: 164 m<sup>2</sup> 1,768 ft<sup>2</sup>

GARDEN

Plot No.	Garden Aspect	Rear Garden Size
40	North/East	77 m <sup>2</sup> 829 ft <sup>2</sup>
41	South/West	87 m <sup>2</sup> 936 ft <sup>2</sup>
42	South/West	112 m <sup>2</sup> 1,206 ft <sup>2</sup>
43	North/East	75 m <sup>2</sup> 807 ft <sup>2</sup>
45	North/East	62 m <sup>2</sup> 667 ft <sup>2</sup>
46	North/East	117 m <sup>2</sup> 1,259 ft <sup>2</sup>
47	North/East	116 m <sup>2</sup> 1,249 ft <sup>2</sup>

GARAGE 3.59m x 7.64m 11'9" x 25'0"



Plots 41, 42 & 45 do not have a garage.

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"

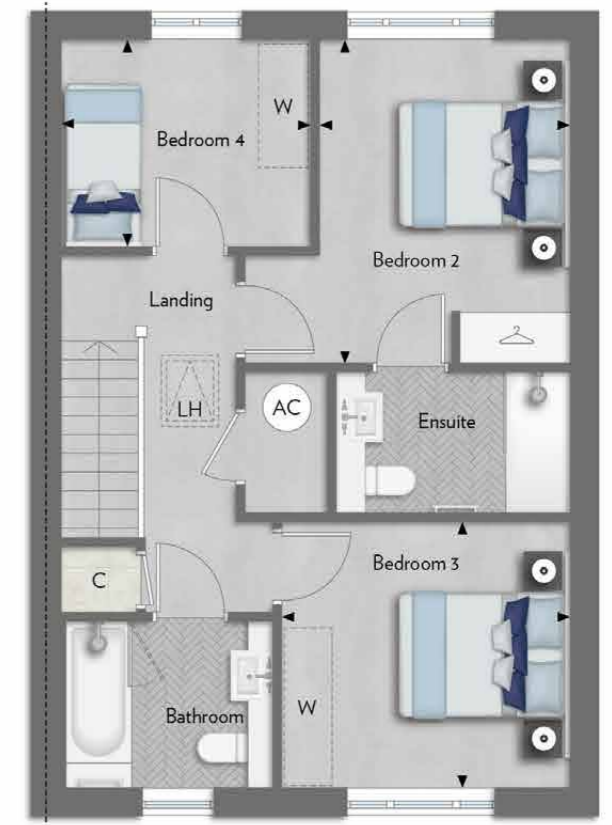
\*Plots are handed

◀▶ 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	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"

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*Computer generated image, indicative only.*

THE WHISTLER COLLECTION

## MILNER

This 3 bedroom detached home offers an open plan kitchen/family room, and large living/dining room, both with garden access.



THE MILNER

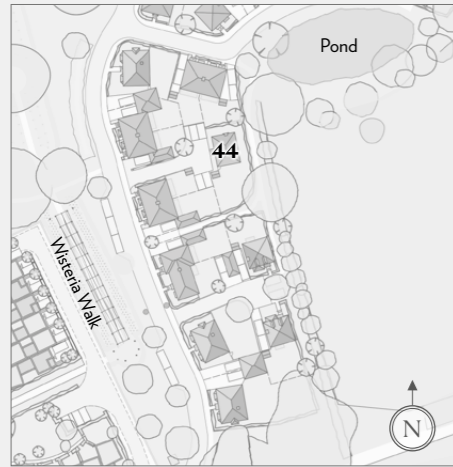
Three Bedroom  
Detached House

The Whistler Collection  
Plot 44

Total Area: 127 m<sup>2</sup> 1,367 ft<sup>2</sup>

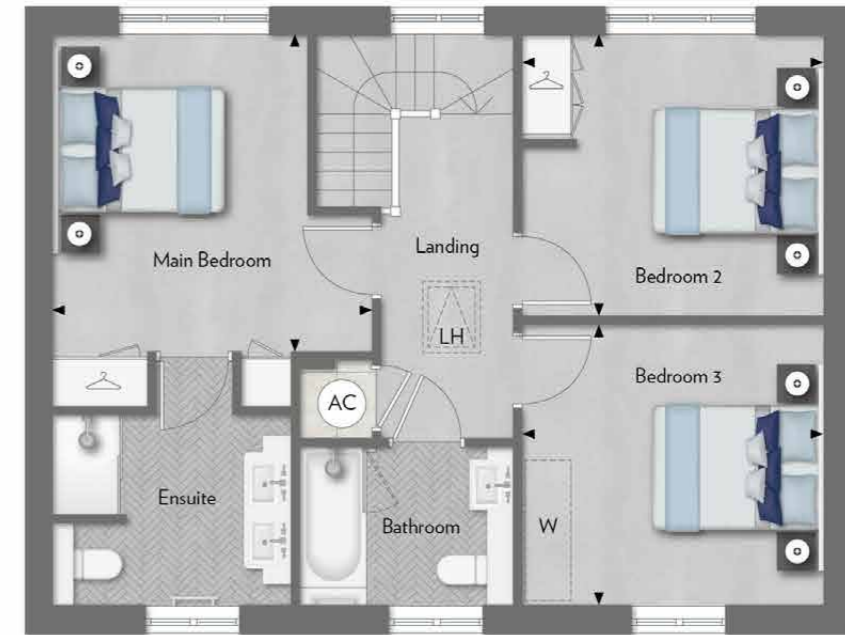
GARDEN

Plot No.	Garden Aspect	Rear Garden Size
44	East	224 m <sup>2</sup> 2,411 ft <sup>2</sup>



GROUND FLOOR

Kitchen/Family Room	6.86m x 3.01m	22'6" x 9'10"
Living/Dining Room	6.86m x 3.59m	22'6" x 11'9"



FIRST FLOOR

Main Bedroom	3.84m x 3.81m	12'7" x 12'6"
Bedroom 2	3.63m x 3.38m	11'11" x 11'1"
Bedroom 3	3.63m x 3.38m	11'11" x 11'1"

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

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TRENT PARK



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THE WHISTLER COLLECTION

## GLOUCESTER

The features within this detached, three storey 5 bedroom home include an open plan kitchen with a dining space, first floor living room and two ensuites.



THE GLOUCESTER

Five Bedroom  
Semi-Detached Homes

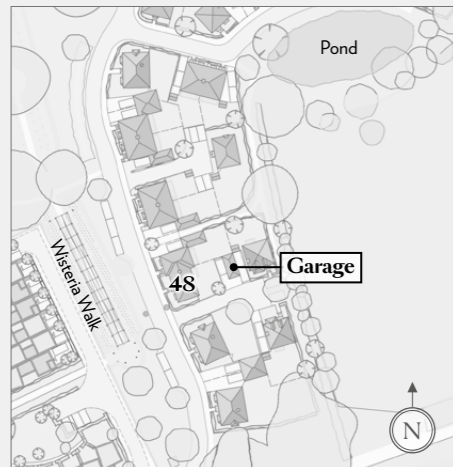
The Whistler Collection  
Plot 48

Total Area: 174 m<sup>2</sup> 1,883 ft<sup>2</sup>

GARDEN

Plot No.	Garden Aspect	Rear Garden Size
48	North/East	93 m <sup>2</sup> 1,001 ft <sup>2</sup>

GARAGE 3.59m x 7.64m 11'9" x 25'0"



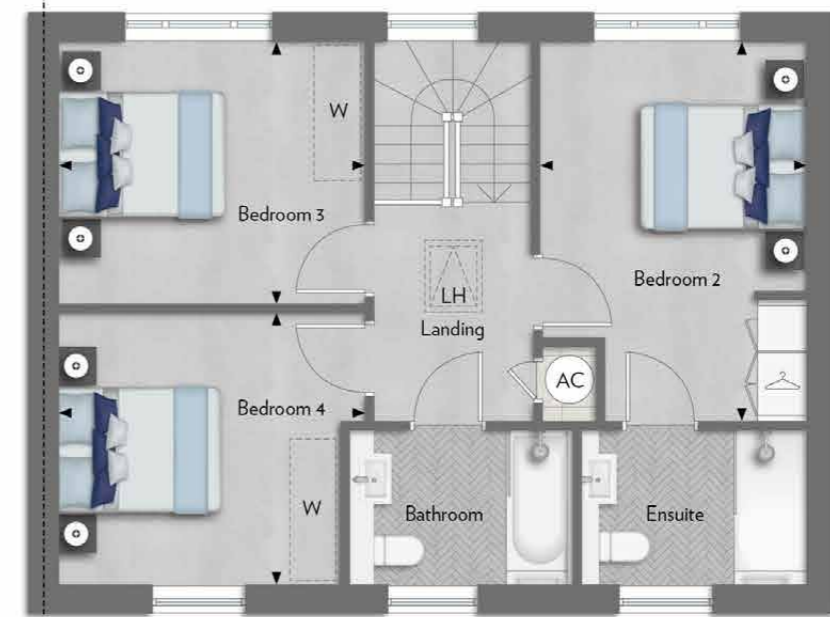
GROUND FLOOR

Kitchen	4.91m x 3.60m	16'1" x 11'8"
Family/Dining Room	6.52m x 3.59m	21'4" x 11'8"

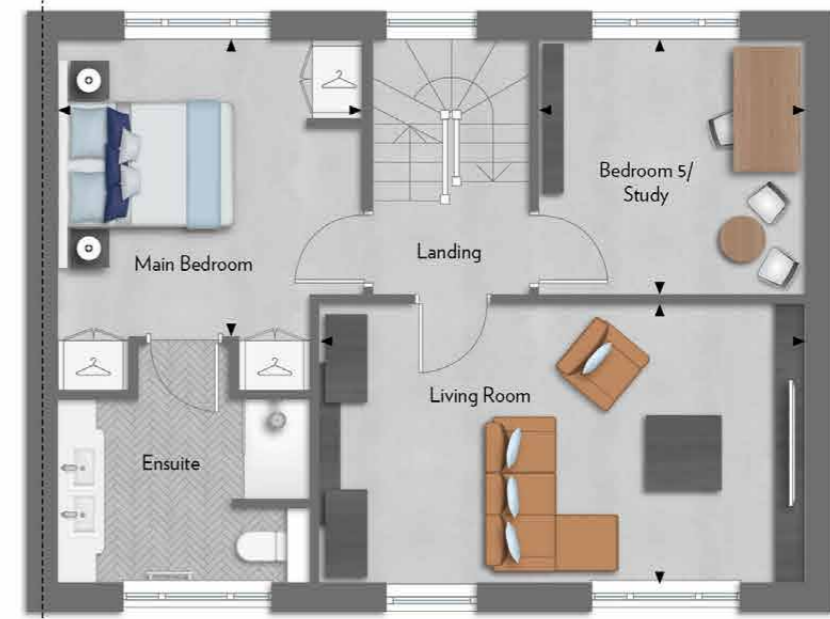
◀▶ Measurement Points C Cupboard B Boiler Fitted Wardrobe E Electric Box  
W Wardrobe space only AC Airing Cupboard LH Loft Hatch

TRENT PARK

SECOND FLOOR



FIRST FLOOR



FIRST FLOOR

Living Room	5.85m x 3.36m	19'2" x 11'0"
Main Bedroom	3.64m x 3.56m	11'11" x 11'8"
Bedroom 5/Study	3.17m x 3.06m	10'5" x 10'0"

SECOND FLOOR

Bedroom 2	4.56m x 3.17m	14'10" x 10'5"
Bedroom 3	3.64m x 3.16m	11'11" x 10'4"
Bedroom 4	3.64m x 3.26m	11'11" x 10'8"

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THE WHISTLER COLLECTION

## BEVAN

A three storey, detached 5 bedroom home with a generous kitchen/dining room, separate living room and two ensuite bedrooms.



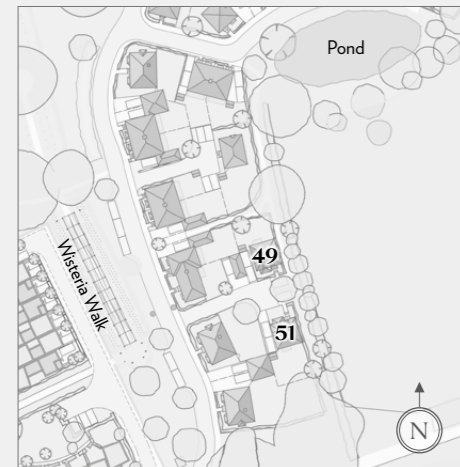
**THE BEVAN**  
*Five Bedroom*  
*Detached Homes*

*The Whistler Collection*  
 Plots 49 & 51\*

Total Area: 182 m<sup>2</sup> 1,963 ft<sup>2</sup>

GARDEN

Plot No.	Garden Aspect	Rear Garden Size
49	North/West	111 m <sup>2</sup> 1,195 ft <sup>2</sup>
51	South/East	154 m <sup>2</sup> 1,658 ft <sup>2</sup>



GROUND FLOOR

Kitchen/Dining Room	7.64m x 2.84m	25'0" x 9'3"
Living Room	4.65m x 4.16m	15'3" x 13'8"

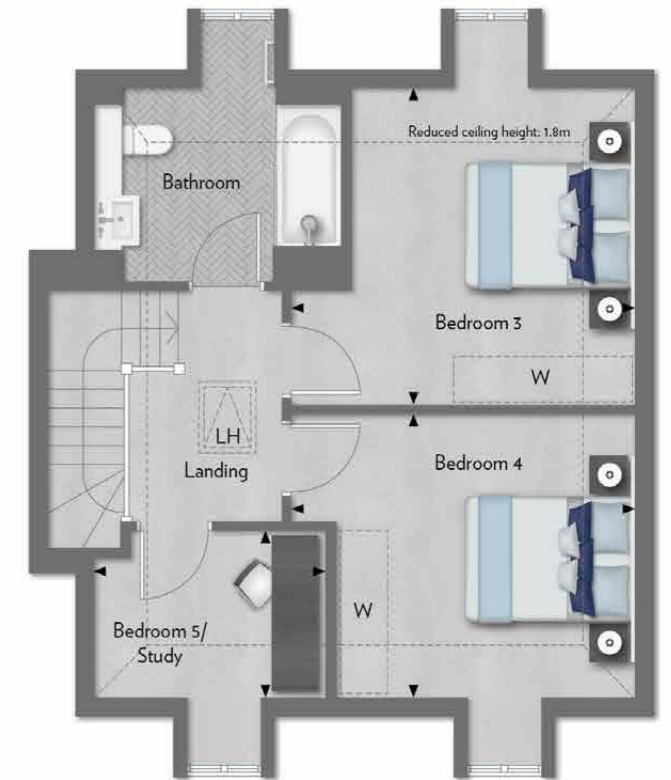
\*Plot is handed

◀▶ Measurement Points C Cupboard B Boiler Fitted Wardrobe  
 W Wardrobe space only AC Airing Cupboard LH Loft Hatch



FIRST FLOOR

Main Bedroom	4.80m x 5.00m	15'8" x 16'4"
Bedroom 2	4.80m x 3.36m	15'8" x 11'0"



SECOND FLOOR

Bedroom 3	3.75m x 3.75m	12'3" x 12'3"
Bedroom 4	3.75m x 3.34m	12'3" x 10'11"
Bedroom 5/Study	3.04m x 2.00m	10'0" x 6'7"

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# SPECIFICATION

PERSONALISE YOUR HOME

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

TRENT PARK



## 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.

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THE SLATE KITCHEN

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





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.





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



34

35

Show Home photography is indicative only. Fire place comes with the Repton only. Flooring subject to change, please refer to specification.



## 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 under mounted 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 were 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 structural 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.



Trent Park, Snakes Lane (off Bramley Road), Enfield, Greater London EN4 0PS

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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 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.

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 Whistler 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/1121











**Berkeley**  
Designed for life