



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







## TRENT PARK

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### 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.



An architectural rendering of a modern residential development. The scene shows two multi-story brick buildings flanking a central courtyard. The buildings feature large windows, balconies with glass railings, and some have small trees or plants on the balconies. The central courtyard is a lush green space with a brick path, manicured hedges, various flowering plants, and two wooden benches. In the background, more trees and a distant building are visible under a blue sky with scattered white clouds.

## 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



Upper Ground Floor



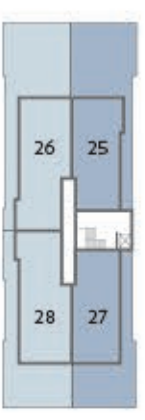
First Floor



Second Floor



Third Floor



Shared Ownership 1 Bedroom 2 Bedroom 3 Bedroom  
2 Bedroom Penthouse 3 Bedroom Penthouse

North Elevation



West Elevation



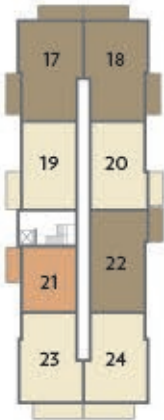
Upper Ground Floor



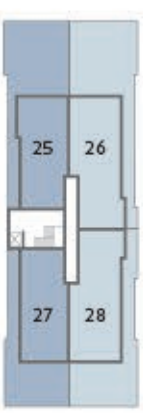
First Floor



Second Floor



Third Floor



Shared Ownership 1 Bedroom 2 Bedroom 3 Bedroom  
2 Bedroom Penthouse 3 Bedroom Penthouse

East Elevation



LYON HOUSE

Apartment types



South Elevation



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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



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



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



Shared ownership



West Elevation



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 3, 11 & 19

Total Area: 76.8 sq m 827 sq ft

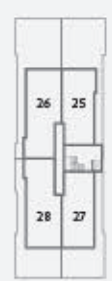
Upper Ground Floor

First Floor



Second Floor

Third Floor



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



HIGHFIELD HOUSE

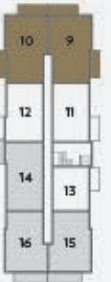
Three Bedroom Apartments

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

Total Area: 95.8 sq m 1,031 sq ft

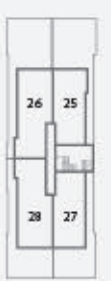
Upper Ground Floor

First Floor



Second Floor

Third Floor



\* 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







THE PENTHOUSES  
*Highfield House*



HIGHFIELD HOUSE

Two Bedroom Penthouse

Number 25

Total Area: 86.6 sq m 932 sq ft

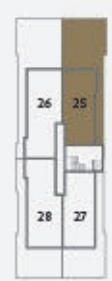
Upper Ground Floor

First Floor



Second Floor

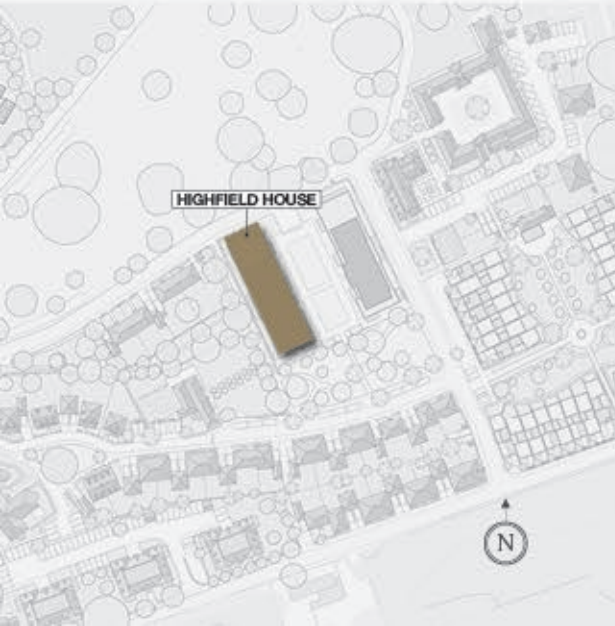
Third Floor



Shared ownership



East Elevation



Landscaped Gardens

Landscaped Gardens

Daffodil Lawn

Mansion House

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



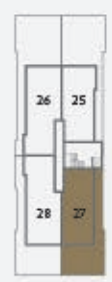
First Floor



Second Floor



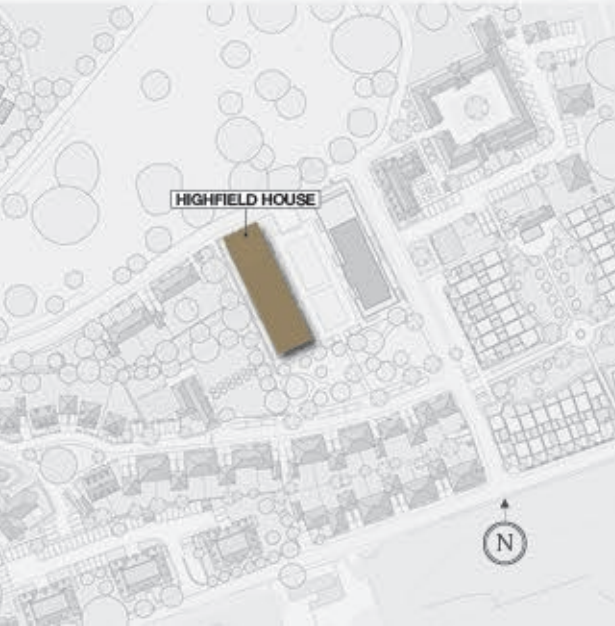
Third Floor



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

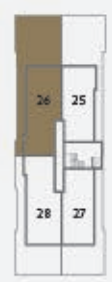
Upper Ground Floor

First Floor



Second Floor

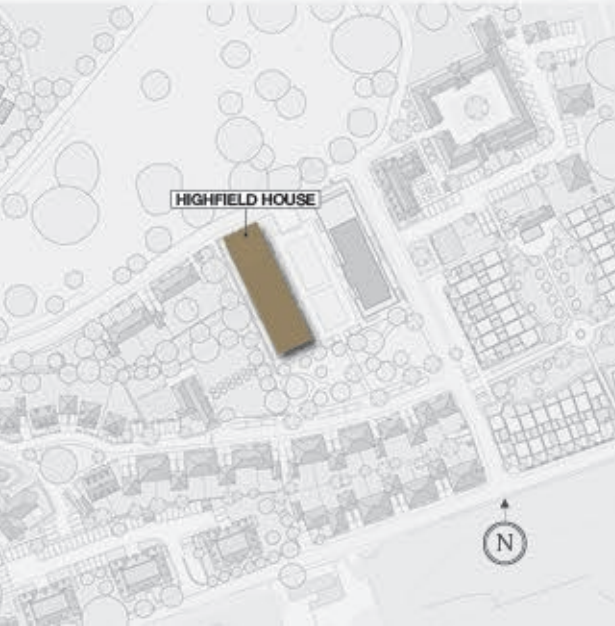
Third Floor



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

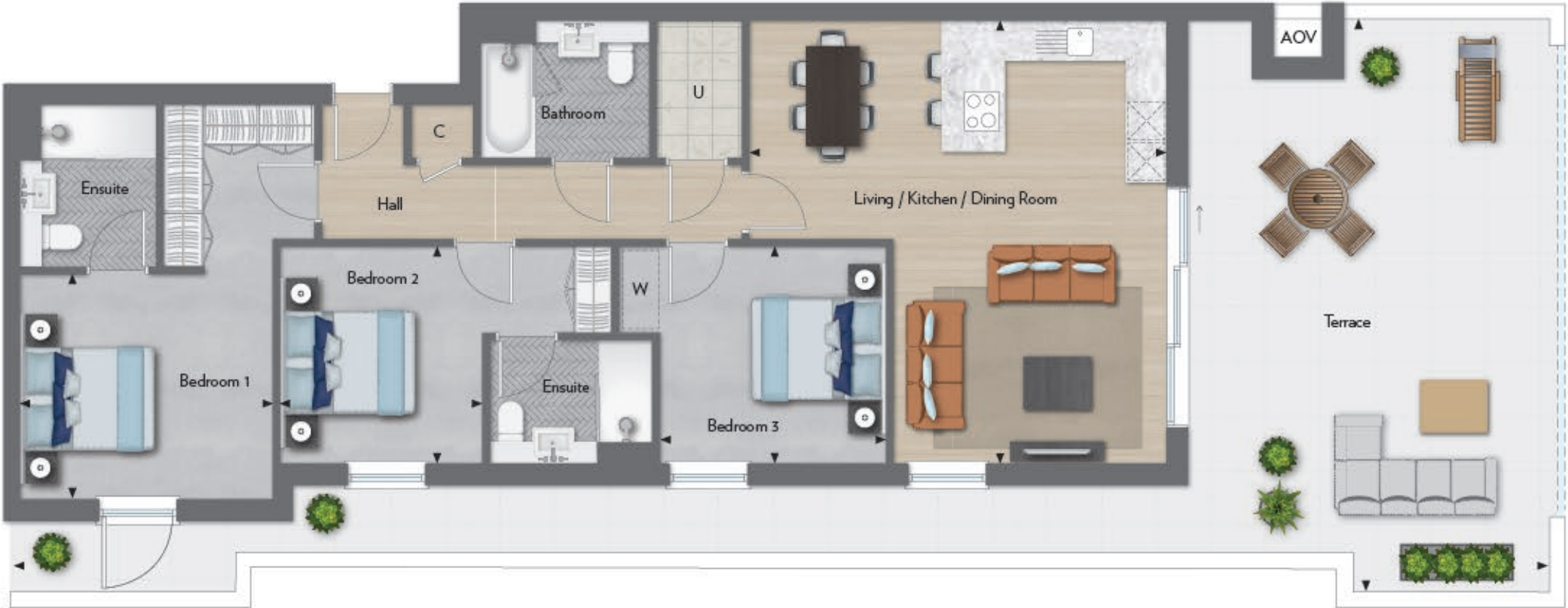
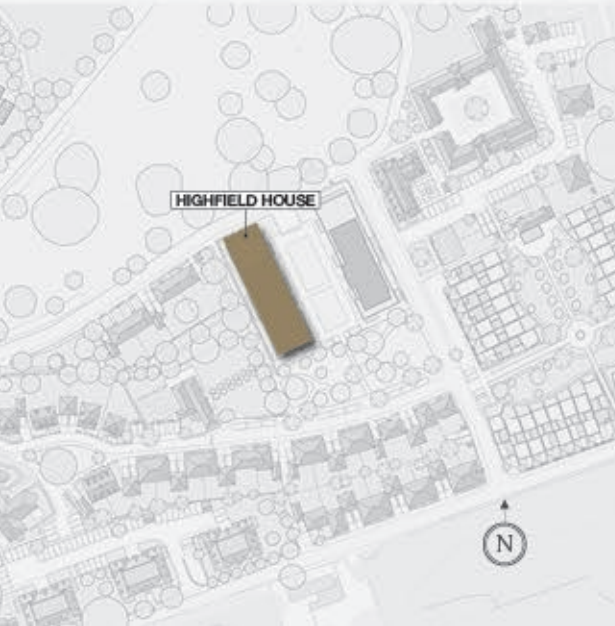
Third Floor



Shared ownership



West Elevation



Woodland

Woodland

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 6%. 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



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



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

LYON HOUSE





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



Shared ownership



West Elevation



Living/Kitchen/Dining Room	6.82m x 4.59m	224" x 151"
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



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



\* Numbers 16 & 24 are handed Shared ownership



East Elevation



Living/Kitchen/Dining Room	8.11m x 4.93m	266" x 162"
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"

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Measurement Points C Cupboard U Utility Room W Wardrobe space only





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



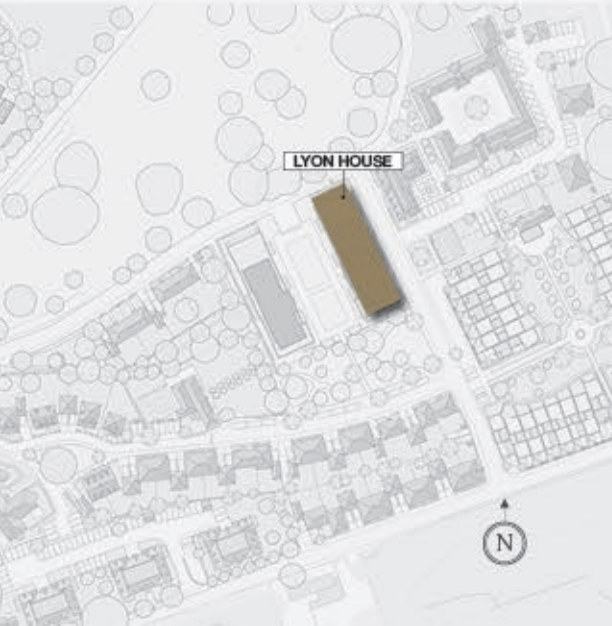
Third Floor



\* 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"

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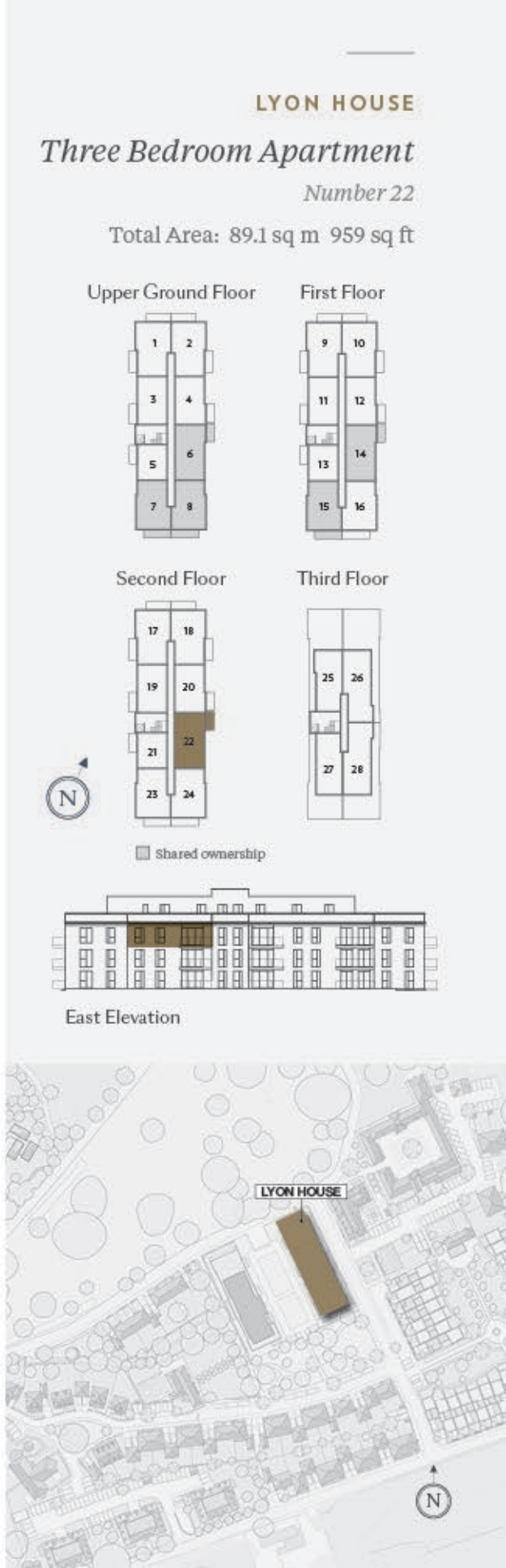
Measurement Points C Cupboard U Utility Room W Wardrobe space only



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



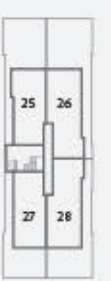
First Floor



Second Floor



Third Floor



Shared ownership



East Elevation





THE PENTHOUSES  
*Lyon House*



LYON HOUSE

Two Bedroom Penthouse

Number 25

Total Area: 86.6 sq m 932 sq ft

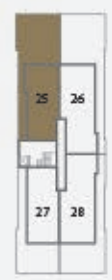
Upper Ground Floor

First Floor



Second Floor

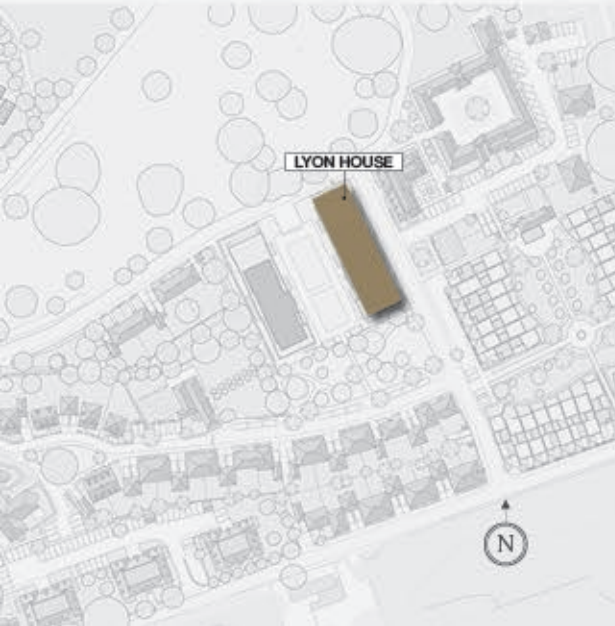
Third Floor



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

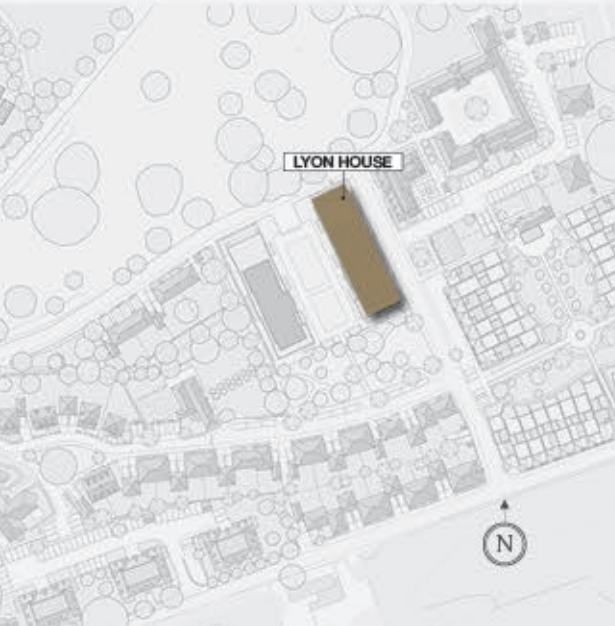
Third Floor



Shared ownership



West 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	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

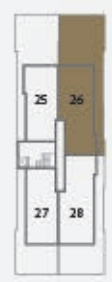
Upper Ground Floor

First Floor



Second Floor

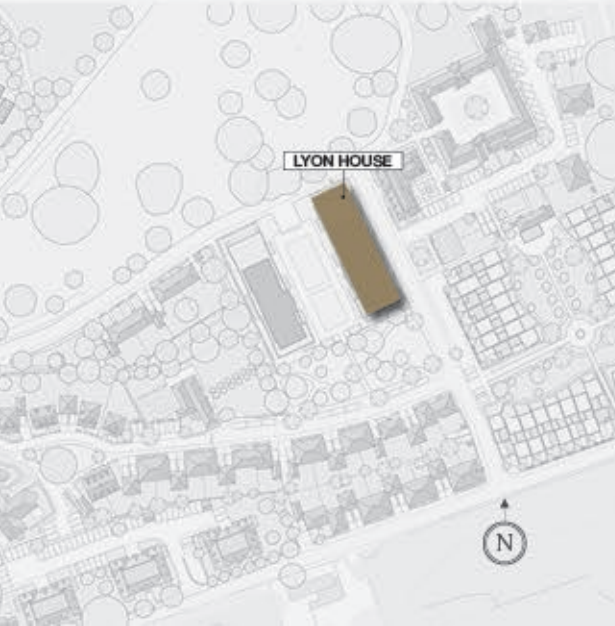
Third Floor



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

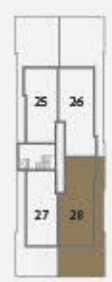
Upper Ground Floor

First Floor



Second Floor

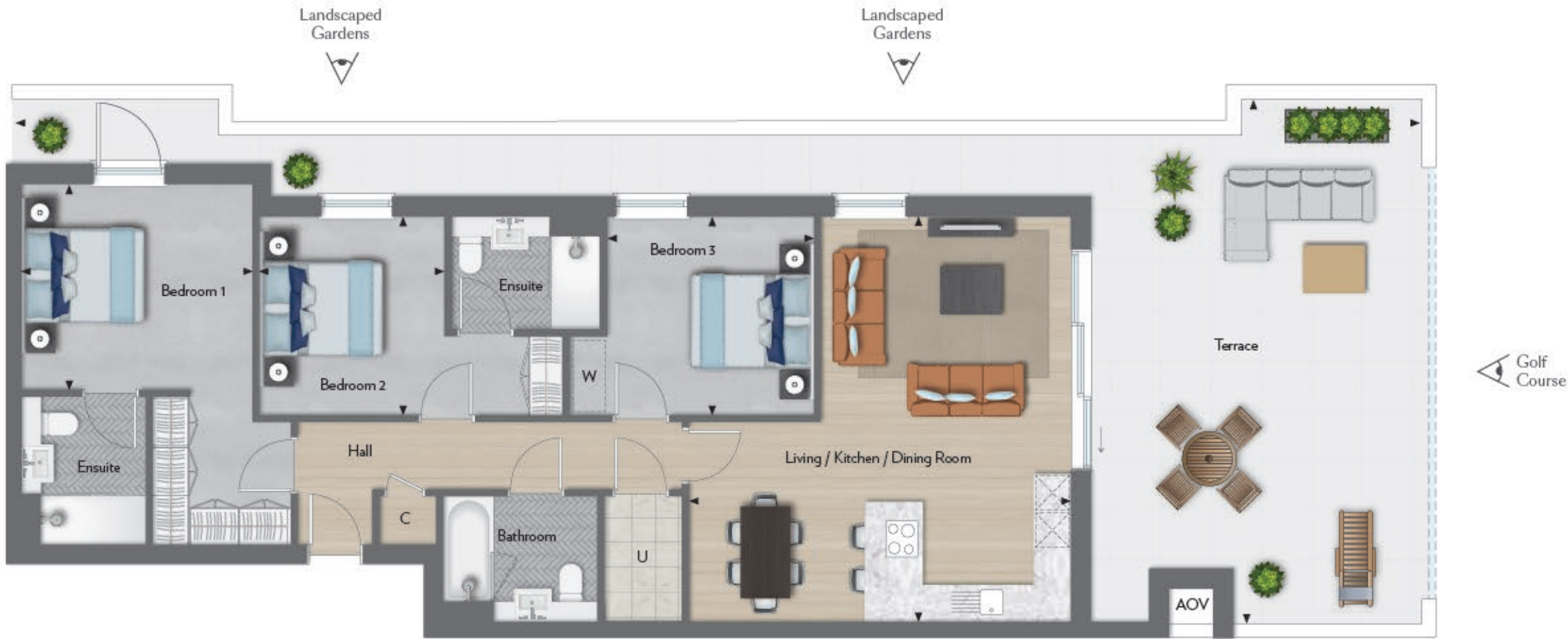
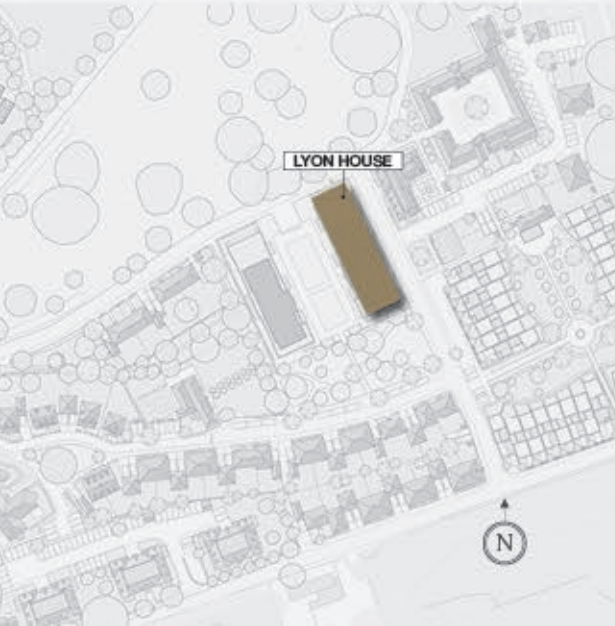
Third Floor



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"

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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

TRENT PARK



## 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*

# THE AKSTON

## INTERIOR FINISHES

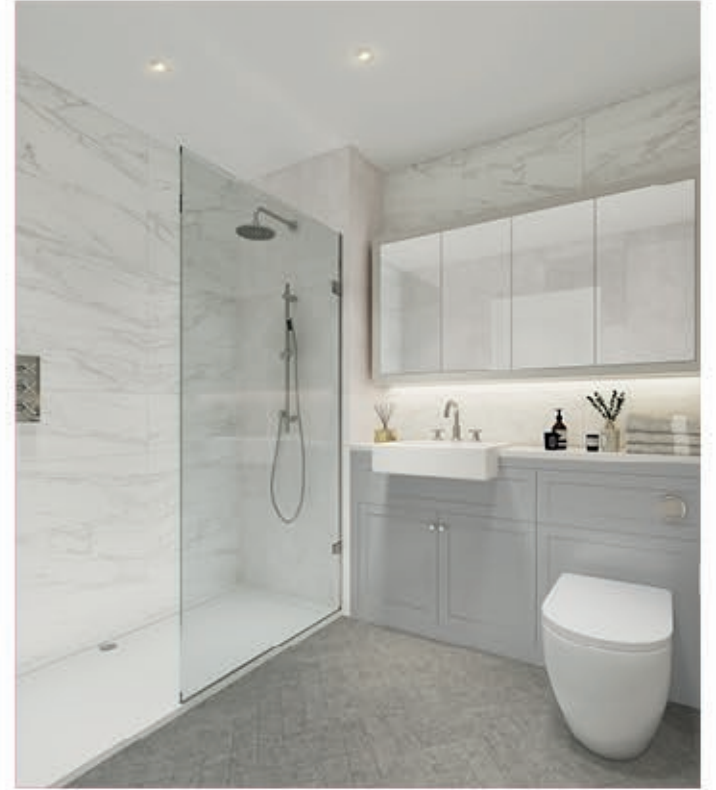
Softer selections effortlessly blend light and bold colours together.

## 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.



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



## SPECIFICATION

Creating a **LIFESTYLE**  
within the most **BEAUTIFUL**  
*surroundings*

# 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.



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ensuite and family bathroom, indicative only.



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



## SPECIFICATION

Creating a LIFESTYLE  
within the most BEAUTIFUL  
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# KENDRICK

## INTERIOR FINISHES

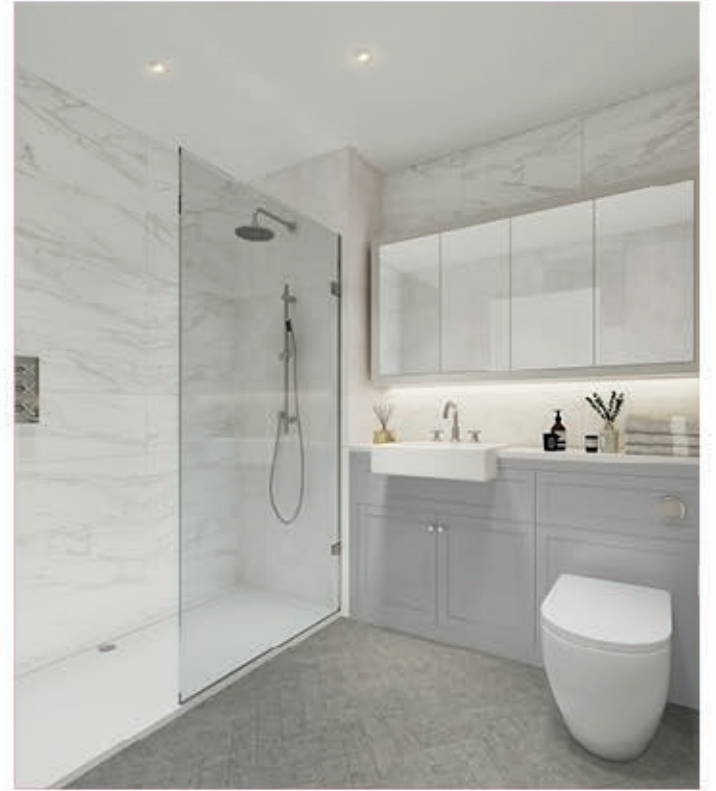
Deeper and fuller shades throughout  
create altogether comfortable spaces.

## 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.



Computer generated image of a new build apartment kitchen, 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





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

TRENT PARK



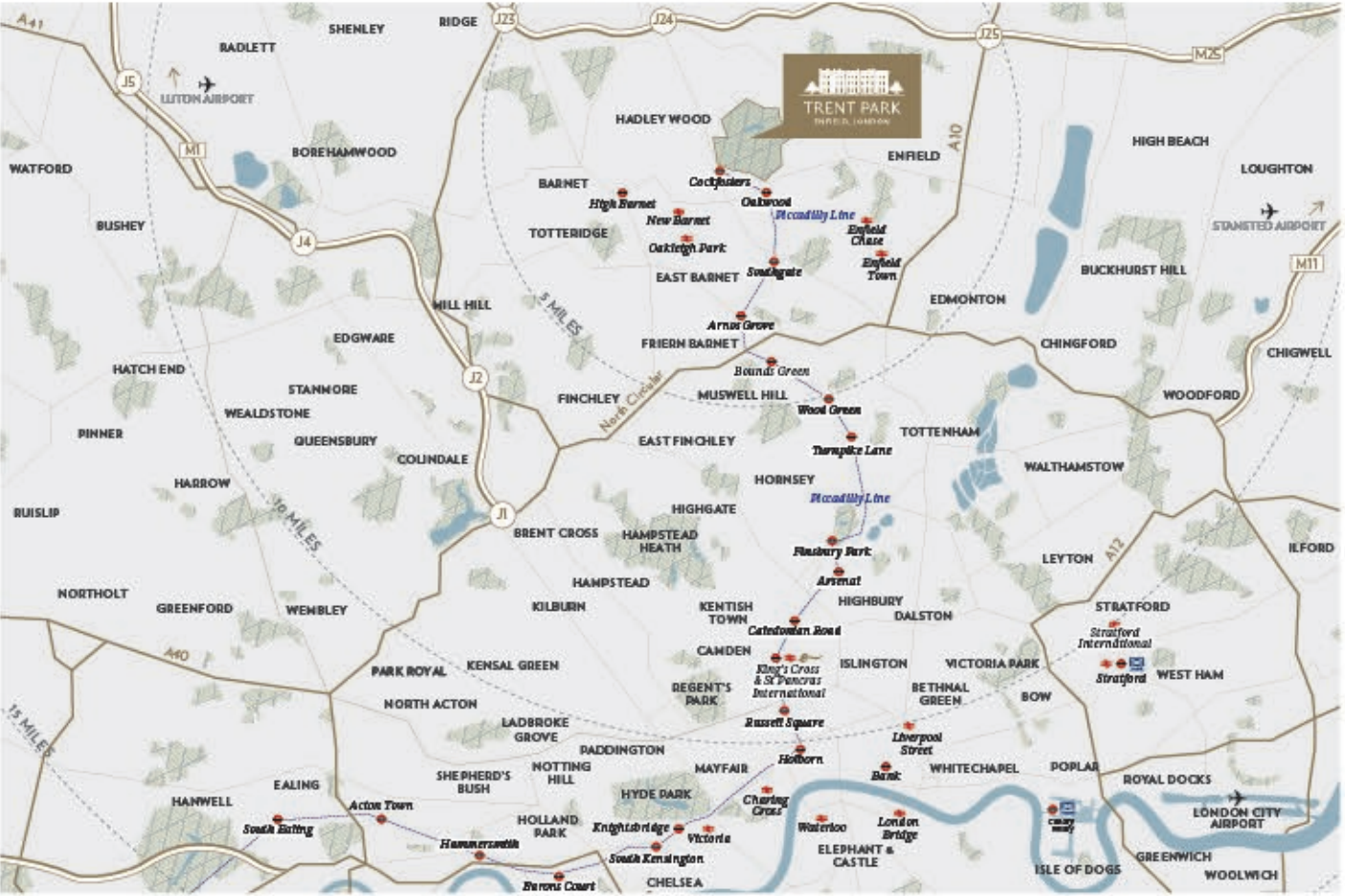
Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. Berkeley reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change.



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 Stag Hill/A111 and, if traveling 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, Highfield & Lyon 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/0221





