



The West Wing



The Walled Gardens



The Chaplin Collection



## TRENT PARK

ENFIELD, LONDON

### The Walled Gardens

Plot	Beds	GIA Size	NIA Size	Garden Size	Garden Aspect	Asking Price
7	4	2,396 Sqft / 222.6 Sqm	2,251 Sqft / 209.2 Sqm	1,160 Sqft / 107.8 Sqm	North East	£1,800,000
9	4	2,399 Sqft / 222.9 SQM	2,002 Sqft / 186.0 Sqm	1,160 Sqft / 107.8 Sqm	North East	£1,820,000
10	5	2,399 Sqft / 222.9 Sqm	2,307 Sqft / 214.4 Sqm	710 Sqft / 66.0 Sqm	North West	£1,880,000
11	4	2,396 Sqft / 222.6 Sqm	2,251 Sqft / 209.2 Sqm	710 Sqft / 66.0 Sqm	North West	£1,795,000
13	4	2,399 Sqft / 222.9 Sqm	2,002 Sqft / 186.0 Sqm	1,157 Sqft / 107.5 Sqm	South East	£1,830,000
14	4	-	-	-	-	RESERVED
17	5	2,393 Sqft / 222.3 Sqm	2,245 Sqft / 208.6 Sqm	975 Sqft / 90.6 Sqm	South West	£1,892,000

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Plot	Beds	House Type	GIA Size	NIA Size	Garden Size	Garden Aspect	Specification	Asking Price
94	3	Milner	1,584 Sqft / 147.0 Sqm	TBC	968 Sqft / 90.0 Sqm	South East	TBC	£1,390,000
84	4	Wisteria	1,765 Sqft / 164.0 Sqm	TBC	753 Sqft / 70.0 Sqm	North West	TBC	£1,543,000
95	5	Barnam	1,866 Sqft / 173.0 Sqm	TBC	807 Sqft / 75.0 Sqm	North West	TBC	£1,790,000
124	3	Wigston	1,240 Sqft / 115.0 Sqm	1,222 Sqft / 113.0 Sqm	829 Sqft / 77.0 Sqm	East	Slate	£1,180,000
125	3	Wigston	-	-	-	-	-	RESERVED
126	3	Wigston	1,240 Sqft / 115.0 Sqm	1,222 Sqft / 113.0 Sqm	840 Sqft / 78.0 Sqm	North/ West	Slate	£1,160,000
128	1	The Shire	-	-	-	-	-	RESERVED



## Information

<i>Lease</i>	Freehold
<i>Estimated Completion</i>	<b>The Walled Gardens:</b> Q3-Q4 2024 <b>The Chaplin Collection:</b> Q1 2023 (Wigston) Q2 2024 – Q3 2024 (Milner, Wisteria, Barnam, Gloucester & Shire) <b>The West Wing Collection:</b> Q1 2023 – Q2 2023
<i>Estimated Service Charge</i>	£2.42 per sqft to cover maintenance and management of: Shuttle bus, open air pool, gym, tennis courts, open development grounds & 24-hour security

## Terms and Conditions

A reservation booking deposit of £5,000 is payable on reservation

1. Exchange of contracts to take place within 21 days of reservation.  
10% of the purchase price is payable on exchange of contracts (minus reservation fee)
2. A further 10% instalment is payable 6 months from exchange
3. Balance of 80% is payable upon completion

*For Wigston Houses:*

1. Exchange of contracts to take place within 21 days of reservation.  
10% of the purchase price is payable on exchange of contracts (minus reservation fee)
2. Balance of 90% is payable upon completion

Please be aware that these details are intended to give a general indication of Properties Available and should be used as a guide only. The company reserves the right to alter these details at any time. The contents herein shall not form any part of any contract or be a representation including such contract. These properties are offered subject to availability. Applicants are advised to contact the sales office or the appointed agents to ascertain the availability of any particular type of property. The property areas are provided as gross internal areas under the RICS measuring practice 6th edition recommendation. Please be aware that Gross Internal Area is the whole enclosed area of a building within the external walls taking each floor into account and excluding the thickness of the external walls. The Net Internal Area is the usable area within a building measured to the internal face of the perimeter walls at each floor. Service Charge is an estimate only and is subject to change and annual review; it is subject to inflation and other macro-economic factors like the utilities and insurance markets. Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. Berkeley Homes reserves the right to alter, amend or update the specification, which may include changes in the colour, material or brand specified. In such cases, a similar alternative will be provided. Berkeley Homes reserves the right to make these changes as required. A number of choices and options are available to personalize your home. Choices and options are subject to timeframes, availability and change.

*Please contact our Sales Advisors for further information or to arrange an appointment at our Sales Suite*

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**Berkeley**  
Designed for life