

STATONS

Lyon House

Trent Park



Lyon House
Chaplin Drive
Barnet
EN4 0FH

Truly incredible 3 bedroom apartment located within the stunning Trent Park. A completely unique living opportunity to reside in a property located within a secure parkland and offering fantastic amenities to residents. The apartment features 2 large balconies, spacious bedrooms and a modern kitchen.

Lyon House is a boutique collection of contemporary apartments located within Berkeley Homes stunning Trent Park. On offer is brand new 3 bedroom apartment, comprising of:

3 double bedrooms with fitted wardrobes

The master bedroom features a dressing room that leads into a beautiful ensuite bathroom. It also has direct access to a serene balcony overlooking the courtyard

Generous sized living space open plan to modern fitted kitchen.

TWO Large private balconies

Band G / Enfield Council



















Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Living/Kitchen/Dining Room	8.11m x 4.98m	26'6" x 16'3"
Master Bedroom	4.08m x 2.85m	13'4" x 9'4"
Bedroom 2	3.74m x 3.06m	12'3" x 10'0"
Bedroom 3	4.93m x 3.34m	16'2" x 10'3"
Balcony 1	5.84m x 1.80m	19'2" x 5'11"
Balcony 2	1.80m x 5.30m	5'11" x 17'5"

DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All size are approximate. All dimensions include wardrobe spaces where applicable.

STATONS

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