

THE MANSION HOUSE  
AT TRENT PARK

THE LEGACY

BY

**Berkeley**  
Designed for life





At the heart of this brochure – and woven throughout the house itself – you'll notice a distinctive crest: the monogram of Sir Philip Sassoon. More than a decorative flourish, this emblem once adorned the cast iron drainpipes and hoppers of Trent Park and was carefully painted into select rooms, symbolising Sassoon's personal imprint on the estate. It stands as a subtle yet powerful reminder of the legacy that shaped The Mansion House, guiding you through its story.



Sir Phillip Sassoon



Sir Philip Sassoon's monogram, showcased in The Mansion House Drawing Room



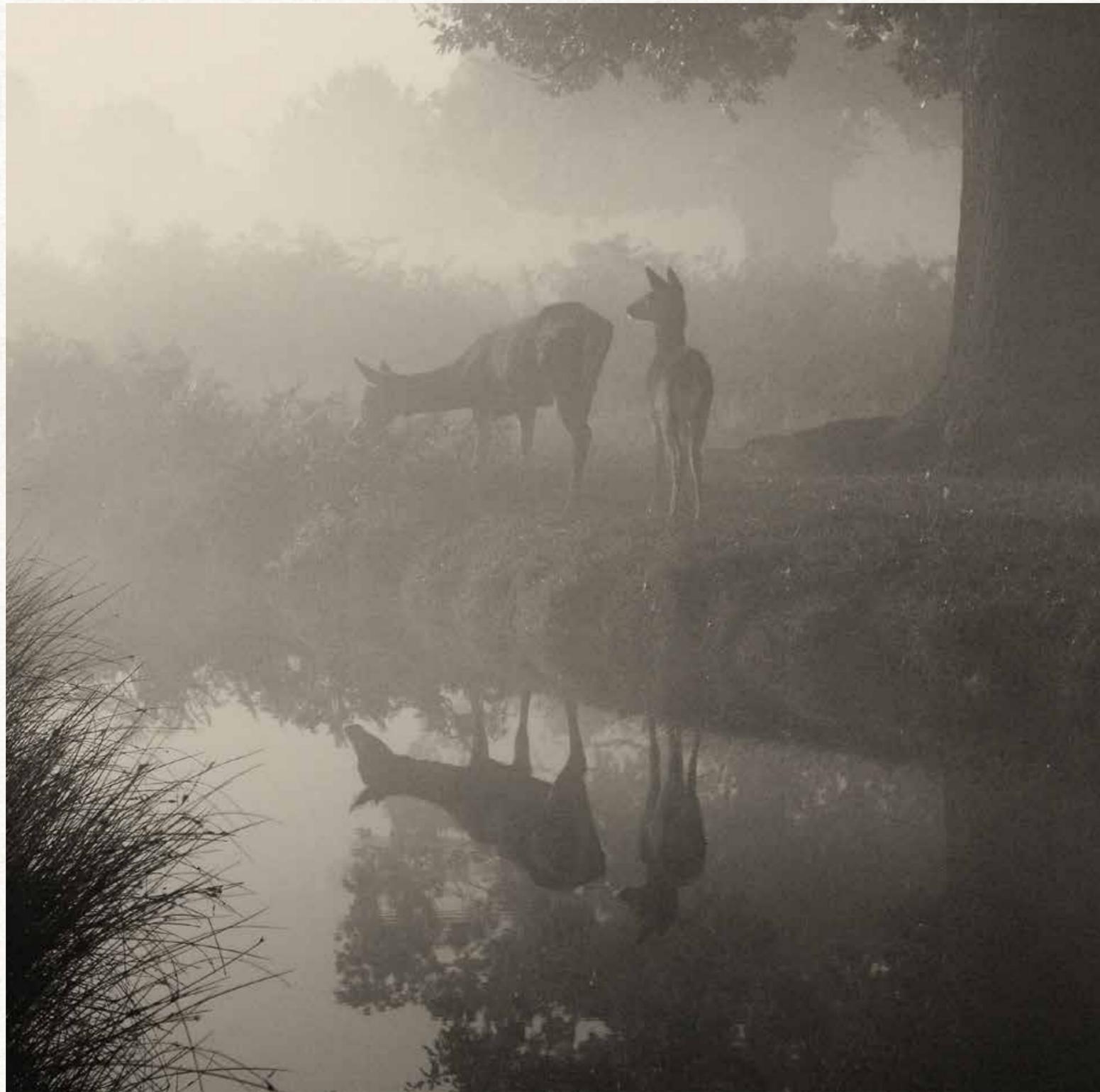


# IN THE BEGINNING



The Mansion House at Trent Park

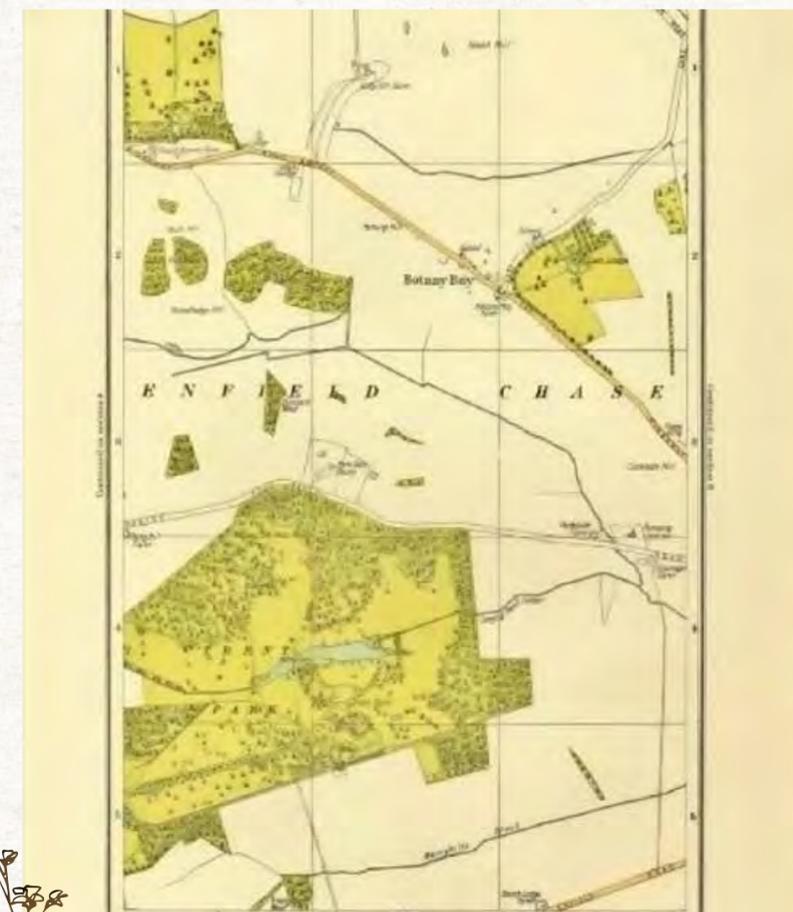




The Mansion House at Trent Park

# 1066

Before the medieval period, Trent Park formed part of Enfield Wood, which was common land. After the Norman Invasion of 1066, the wood came to be owned by the de Mandeville family. Geoffrey de Mandeville established a boundary around the wood and converted it into a hunting park. The enclosed park was first referred to as 'Enfield Chase' in 1322, and prior to this was known as the Park, the Great Park and the Park of Enfield. Several monarchs enjoyed hunting there, for over 350 years. This included Henry VIII, Elizabeth I, James I and Charles I.



The Mansion House at Trent Park

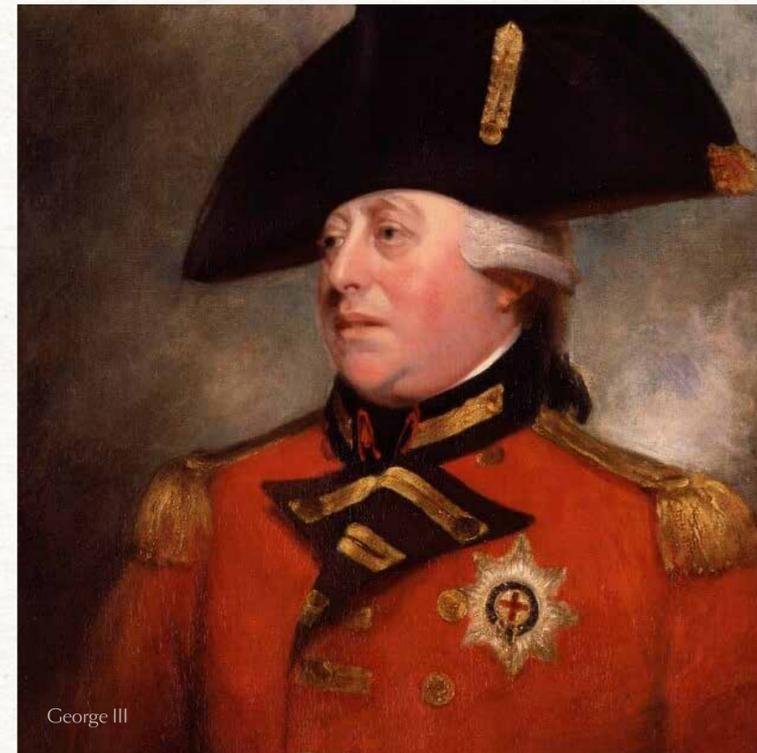


The North Lawn

The Mansion House at Trent Park

# 1777

Following this period, there were several owners of Trent Park, starting with Sir Richard Jebb. He was awarded Trent Park by King George III for saving his brother from illness in 1777 in Trent, Italy, after which Trent Park is now named. Jebb converted an old chase lodge into an Italian-style house with loggia in a classical style; parts of this building still exist today, encased within later additions to the Mansion House.



George III



Sir Edward Sassoon

# 1793-1908

John Wigston purchased the property in 1793 adding two wings to the Mansion House. He also significantly expanded the agricultural estate, and introduced the twin lakes that can still be seen today.

John Cummings purchased the property in 1813. Cummings further extended the building, adding several rooms to the southern portion of the building. Cummings's 19th century ground floorplan is still present in the Mansion House.

The house was then purchased by David Bevan in 1833, remaining in the Bevan family for three generations. Francis Bevan remodelled the house in the style of a railway hotel, with dark brick following the removal of render from the Cummings period. In 1908 the property was sold to Sir Edward Sassoon.



The Mansion House at Trent Park



# 1912

Following the death of his father in 1912, the Trent Park estate passed to Sir Philip Sassoon. The house was bought with the intention to entertain high profile guests. Philip's parties were frequented by many notable guests, including Charlie Chaplin, Winston Churchill, Edward VIII, George VI, Lawrence of Arabia, George Bernard Shaw, Queen Elizabeth II and Queen Mary; Philip was the ultimate socialite and was a friend to ministers, princes, baronets and celebrities. Trent Park became a popular weekend entertainment spot for the rich and famous.



Sir Philip Sassoon

The Mansion House at Trent Park



The Mansion House at Trent Park



The Mansion House at Trent Park



Sir Winston Churchill under the Wisteria at Trent Park

## 1920s

Trent Park was a quintessentially English country retreat for the next 8 years. The tradition of hosting continued with members of the royal family frequently visiting to admire the grandeur of The Mansion House and its exquisite interiors.

A place where Queen Mary admired the grace of the house, and Winston Churchill found quiet inspiration painting beneath the wisteria.



Queen Mary



Queen Mary



Queen Elizabeth II and Princess Margaret



Queen Elizabeth II and Princess Margaret



Queen Elizabeth II and Princess Margaret



George VI (5th from the left). Trent Park tennis team





The Chinese Room



The Library



The Drawing Room

## 1930s

Sir Philip Sassoon made many changes to the Mansion House. The three original rooms of 1808, added by a previous owner, were joined together to form a suite of apartments. The dining room on the south side of the house was re-named the Green Room, and the Gentleman's Room was renamed the Blue Room. The ground and first floors were for entertaining guests, whilst the second floor and basement housed the servant facilities. The Salon, later known as the Chinese Room was lavishly decorated with Chinese wallpaper.

# 1939 - 1945

Following the death of Sir Philip Sassoon in 1939, the Mansion House and gardens were requisitioned by the government and used as a prisoner of war camp for German officers during World War II. High ranking POW's were treated fairer than their infantry counterparts; with the goal of secretly eliciting information which was considered to be more forthcoming when officers were in a more relaxed and comfortable environment.

The very walls of the house harboured secrets - each room meticulously rigged with listening devices captured whispered confessions and clandestine plans, pruned loose beneath the illusion of comfort.

Much of the wiring survives within the walls of the Mansion House and is to be left in situ and displayed within the museum.



Philip Sassoon flying over Trent Park in a Airspeed Envoy



Secret British Intelligence



Secret British Intelligence



Training College

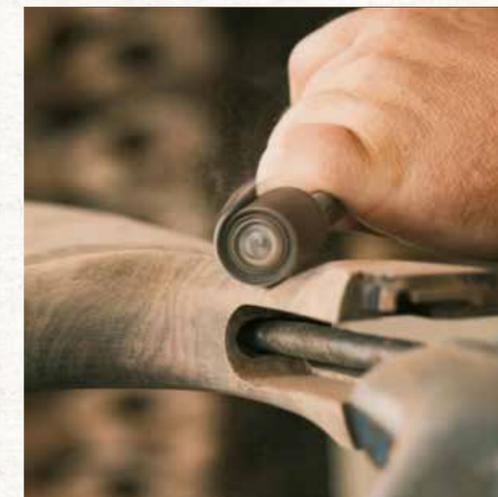
# 1947

Soon after the war, the Mansion House and grounds were used for an emergency training college for teachers by the Ministry of Education. This developed into a full college providing qualifications in several subjects for teachers.





# HISTORIC RESTORATION, SYMPATHETIC CRAFTSMANSHIP



Restoring the Mansion House requires a delicate blend of artistry and preservation, where skilled craftsmanship breathes new life into history. Every intricate detail—from ornate woodwork to hand-carved stone—requires expert hands to carefully revive its original beauty. Traditional techniques are combined with modern innovations to strengthen the structure while maintaining its heritage. Whether repairing decorative plaster ceilings, restoring windows, or refurbishing grand staircases, each element is meticulously revitalised with respect for its past. In this way, restoration transforms The Mansion House into a timeless masterpiece, ensuring its grandeur endures for generations to come.

Photography is indicative only

The Mansion House at Trent Park



The Mansion House at Trent Park



# THE LEGACY CONTINUES



## TODAY

In 2015, Berkeley Homes acquired Trent Park with an ambitious vision: to breathe new life into its historic architecture through sensitive restoration, while introducing elegant new homes and establishing a museum that would honour the estate's remarkable legacy.



# RICH HERITAGE, OPULENT LIVING

Surrounded by **413 acres** of stunning English countryside, Trent Park offers the perfect retreat for those looking to combine a quintessentially English setting with fast connections into London – just 26 minutes to Kings Cross.\*



Computer Generated Image including landscaping is indicative only and subject to change

The Mansion House at Trent Park

Taken at 6am on a weekday. Source: tlx.co.uk



The Mansion House at Trent Park

# A CONNECTED COUNTRY RETREAT

A statement of grandeur nestled in the heart of Trent Country Park and surrounded by wildlife, ponds, lakes and ancient woodland, the vision of Trent Park is a natural and majestic place to call home.



Trent Park, Framed by the London Skyline



A COUNTRY ESTATE  
STEEPED IN HISTORY



Feel the fresh English country air as you step into Trent Park, a historic retreat nestled within 413 acres of serene parkland. This exclusive community offers luxurious homes surrounded by nature's finest, just moments from central London. Enjoy the perfect blend of countryside tranquillity and modern convenience in your own private haven.



The Queen Mother





## BEAUTIFUL SURROUNDS

Trent Park's magnificent surroundings blend historic elegance with natural beauty. Explore the Long Garden, lovingly reinstated for tranquil strolls, and wander through the Wisteria Walk, where early summer reveals cascades of blue-purple blooms once admired by Winston Churchill.

The Japanese Garden delights in spring with flowing streams, graceful bridges and ornamental planting. For wilder adventures, the expansive 400-acre Country Park offers ancient woodlands and open space to roam.

Don't miss the iconic Daffodil Lawn—planted with a million bulbs by Sir Philip Sassoon—one of London's largest and most breathtaking daffodil displays. A sanctuary of heritage, colour, and seasonal splendour.





# TRENT PARK

HOUSE OF SECRETS

## A NEW MUSEUM OF NATIONAL SIGNIFICANCE

Trent Park House of Secrets will open within the historic Mansion House at the heart of Trent Country Park, bringing back to life one of Britain's most extraordinary country houses.

The museum will bring this hidden history to life through immersive interpretation, film, sound installations and evocative storytelling, shedding light on themes of surveillance, resistance, exile and freedom of expression.

Alongside its permanent displays, Trent Park House of Secrets will offer a dynamic programme of cultural events, temporary exhibitions and learning activities for all ages.

The museum, located at the heart of the Mansion House, will celebrate the building's rich history and former residents. As the Trent Park House of Secrets, it will add cultural depth to the Mansion House and its community. Residents can take pride in this unique addition, with a café and shop offering a warm, inviting space for all.



The Mansion House Interiors



Portrait of Sir Philip Sassoon by P. A. de László, 1915



Exterior of The Mansion House, Country Life, 1903



Rex Whistler and Sir Philip Sassoon





# WELCOME TO THE LAWN CLUB



Photography of Trent Park Residents' Pool

## QUIET LUXURY. PURE HARMONY.

The superb range of facilities within the residents-only Lawn Club includes four outdoor tennis courts with a fully equipped gym located in the restored orangery building overlooking the outdoor heated swimming pool.



Historic Image Orangery & Pool



The Mansion House at Trent Park



**GYMNASIUM**

Set in the historic orangery, The Lawn Club gymnasium is well equipped and has the advantage of views over the swimming pool.

Photography of Trent Park Residents' Gym

The Mansion House at Trent Park



Computer Generated Image is indicative only and subject to change



Historic Image of the Orangery



Lifestyle Photography is indicative only

**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.



Computer Generated Image is indicative only and subject to change

**READING ROOM**

The reading room is located in The Mansion House and is exclusive to The Mansion House Residents only.



The Mansion House at Trent Park



# BE A PART OF THE LEGACY



SOUTH ELEVATION



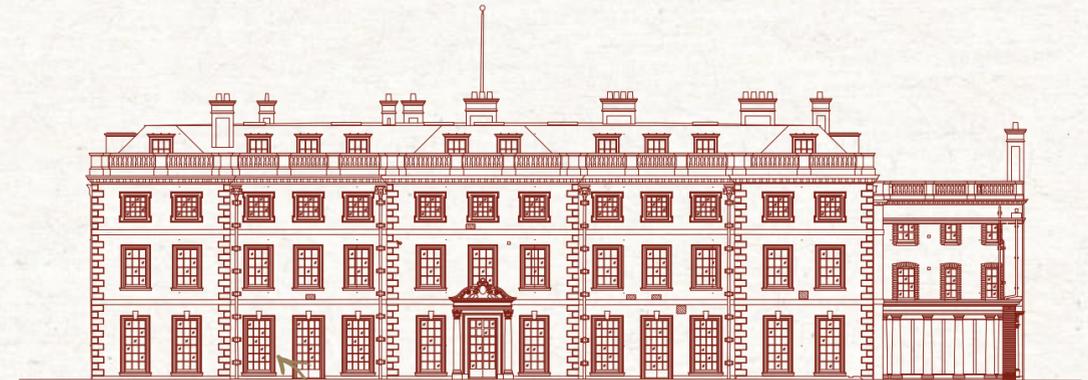
Views over  
Daffodil Lawn



Reading Room

Cafe

NORTH ELEVATION



Views over North Lawn  
& The Lake



Trent Park Museum



# COME HOME TO LUXURY LIVING



Photography is indicative only

The Mansion House at Trent Park



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Welcome home to Trent Park, where every arrival feels like a gentle retreat. Surrounded by lush greenery and timeless charm, here, luxury meets tranquility—offering you a warm embrace and a place to truly unwind.



The Mansion House at Trent Park

# SAVOUR THE MOMENT

At Trent Park, life slows down just enough for you to truly savour it. Whether it's sipping champagne on your private balcony as the sun sets over landscaped gardens, or enjoying a quiet morning coffee with a view across the glistening lake, every moment feels richer here.

Breathe in the fresh air, listen to birdsong in the trees, and take time to appreciate life's finer details.



Computer Generated Image is indicative only and subject to change





Computer Generated Image is indicative only and subject to change

The Mansion House at Trent Park



The Mansion House at Trent Park



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The Mansion House at Trent Park

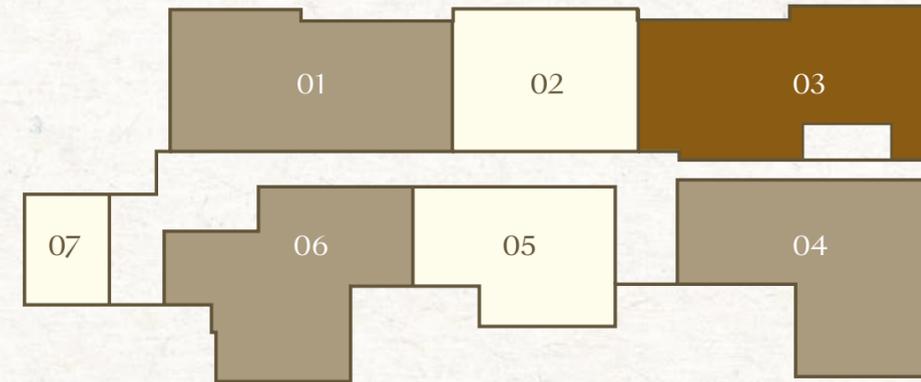


The Mansion House at Trent Park



# FIND YOUR PERFECT HOME

## FIRST FLOOR

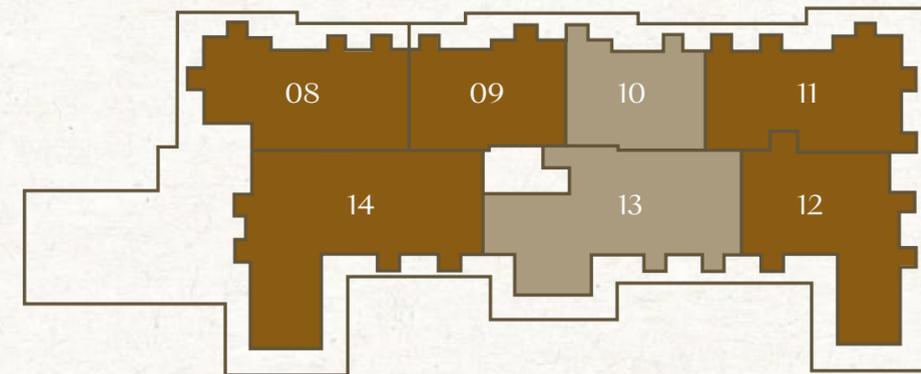


- 1 Bedroom Home
- 2 Bedroom Home
- 3 Bedroom Home

## SECOND FLOOR



## THIRD FLOOR



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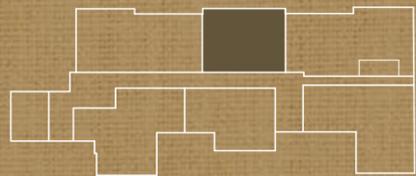
# TWO

1 Bedroom Residence

FLOOR 1 | 2 | 3

TOTAL INTERNAL AREA  
66.7 sq m  
717.69 sq ft

Living/Dining	3.52m x 5.94m	11'6.5" x 19'6"
Kitchen	3.04m x 4.05m	10'0" x 13'4"
Bedroom	3.77m x 3.63m	12'5" x 11'11"



C Cupboard WM Washing Machine W Wardrobe PW Provision for Wardrobe  
U Utility ☒ Tall Units ■ Bordered Tiles HWC Hot Water Cylinder

Views of lake



*Pendant Lights*

*Feature Decorative  
Fireplace*



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# THREE

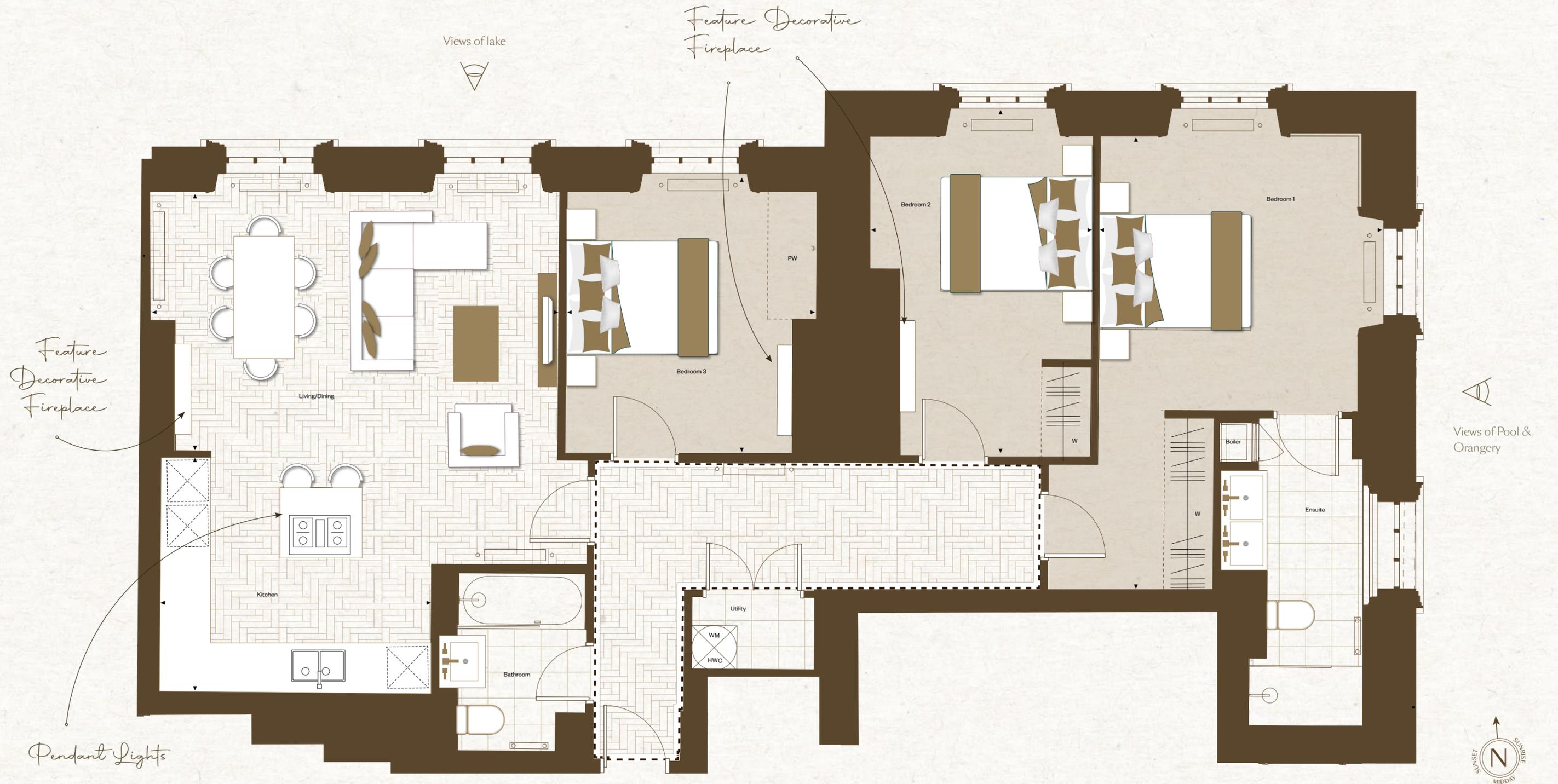
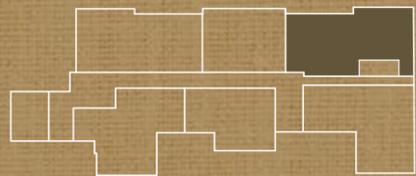
3 Bedroom Residence

FLOOR 1 | 2 | 3

TOTAL INTERNAL AREA:  
103.61 sq m  
1,114.84 sq ft

First Floor

Living/Dining	3.44m x 5.38m	11'4" x 17'8"
Kitchen	3.15m x 3.58m	10'4" x 11'9"
Bedroom 1	3.66m x 3.75m	12'0" x 12'4"
Bedroom 2	4.27m x 2.93m	14'0" x 9'8"
Bedroom 3	3.47m x 3.30m	11'5" x 10'10"



C Cupboard WM Washing Machine W Wardrobe PW Provision for Wardrobe  
U Utility ☒ Tall Units ■ Bordered Tiles HWC Hot Water Cylinder

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# FOUR

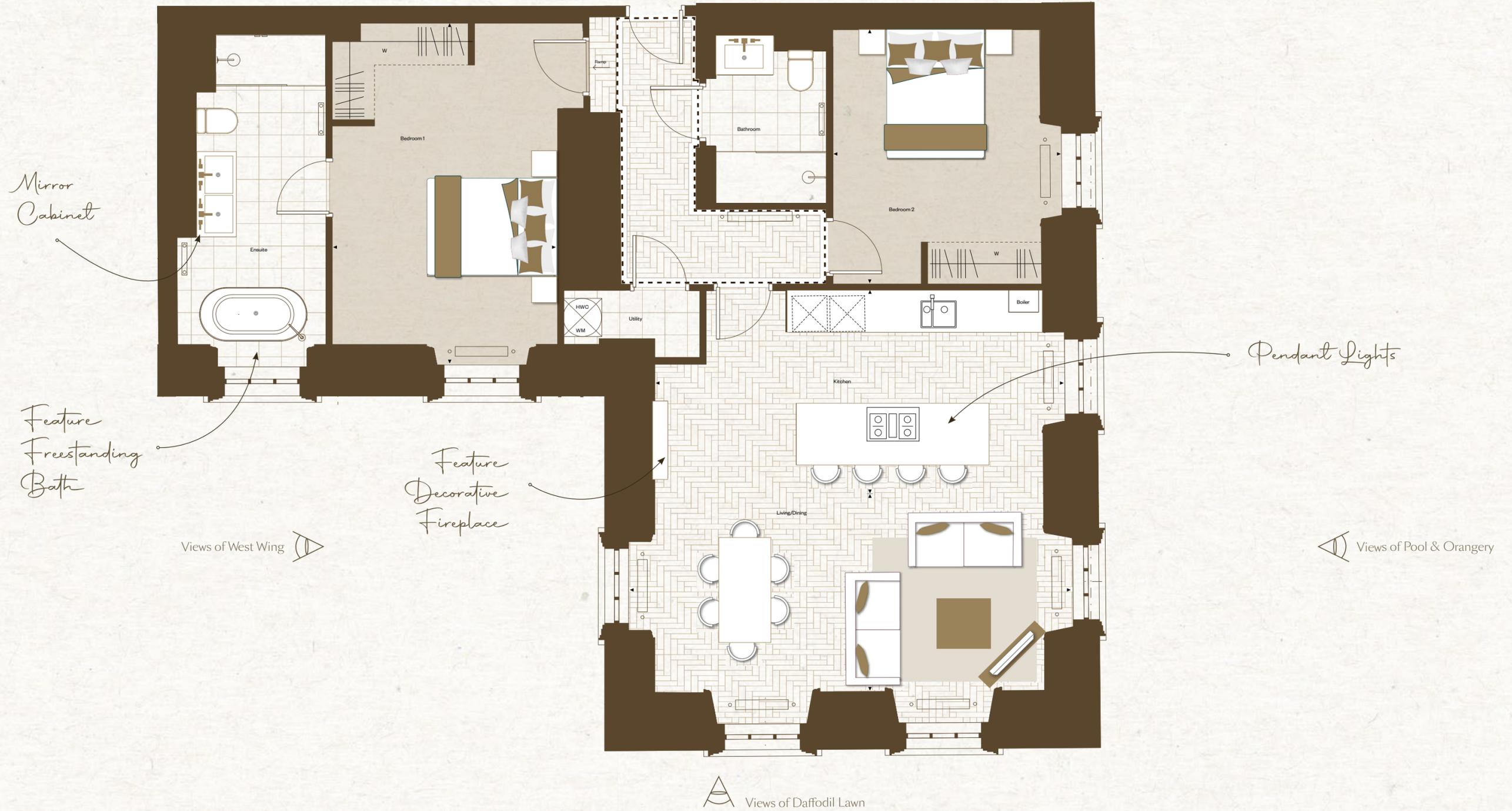
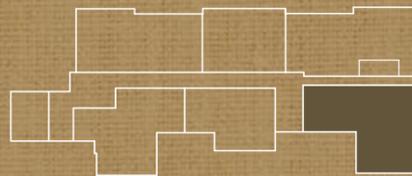
2 Bedroom Residence

FLOOR 1 | 2 | 3

TOTAL INTERNAL AREA:  
98.27 sq m  
1,057.39 sq ft

First Floor

Living/Dining	2.99m x 6.41m	9'10" x 21'0"
Kitchen	3.20m x 6.29m	10'6" x 20'7.5"
Bedroom 1	5.29m x 3.46m	17'4.5" x 11'4.5"
Bedroom 2	3.94m x 3.18m	12'11" x 10'5"



**C** Cupboard **WM** Washing Machine **W** Wardrobe **PW** Provision for Wardrobe  
**U** Utility **TU** Tall Units **BT** Bordered Tiles **HWC** Hot Water Cylinder

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# FIVE

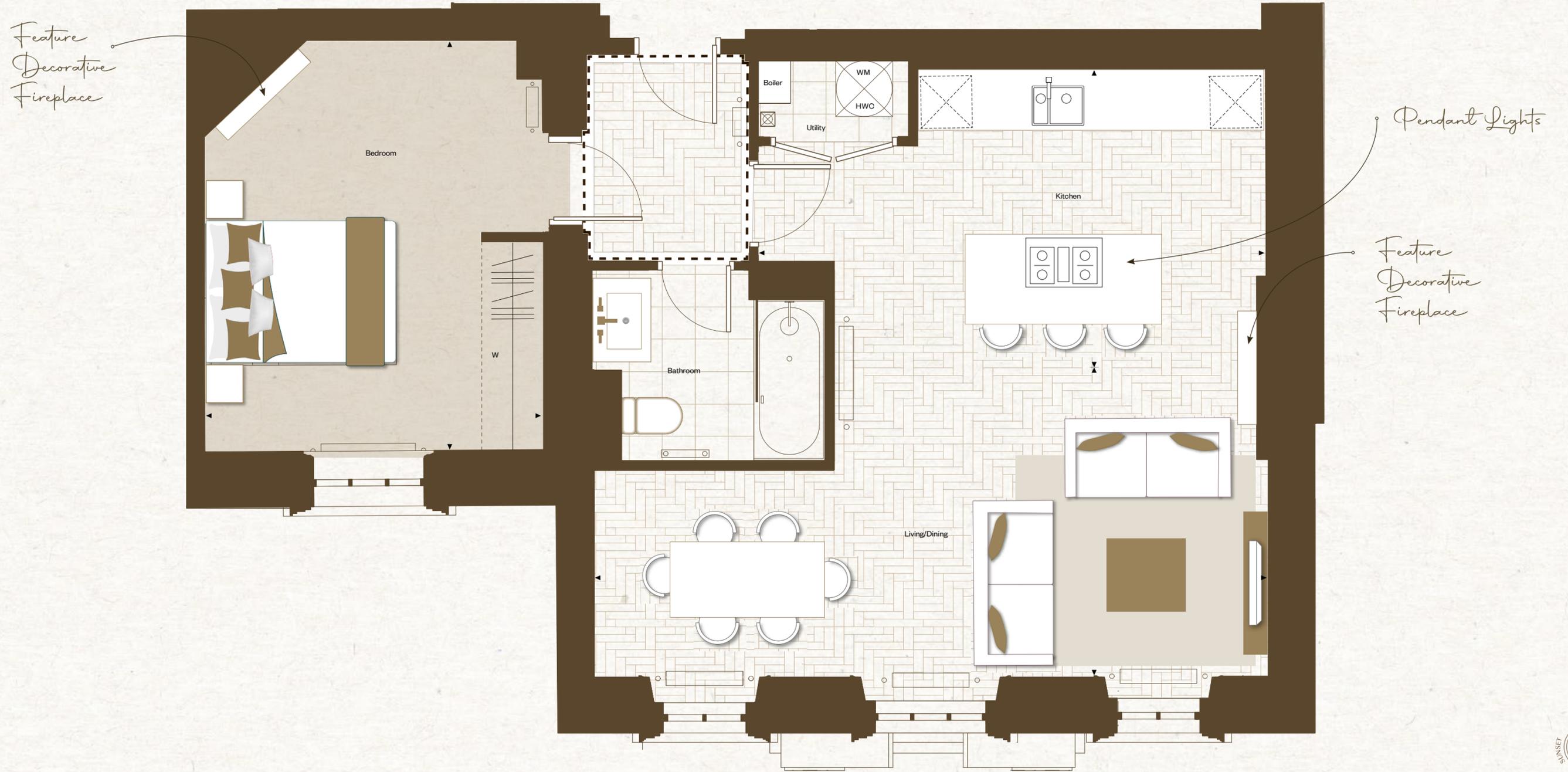
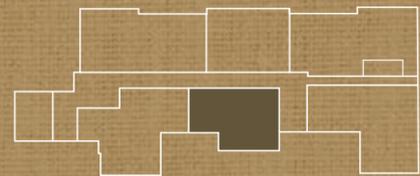
1 Bedroom Residence

FLOOR 1 | 2 | 3

TOTAL INTERNAL AREA:  
61.82 sq m  
665.18 sq ft

First Floor

Living/Dining	3.28m x 7.08m	10'9" x 23'3"
Kitchen	3.17m x 5.34m	10'4.5" x 17'6"
Bedroom	4.36m x 3.58m	14'3.5" x 11'9"



Views of Daffodil Lawn

C Cupboard WM Washing Machine W Wardrobe PW Provision for Wardrobe  
U Utility ☒ Tall Units ■ Bordered Tiles HWC Hot Water Cylinder

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# SIX

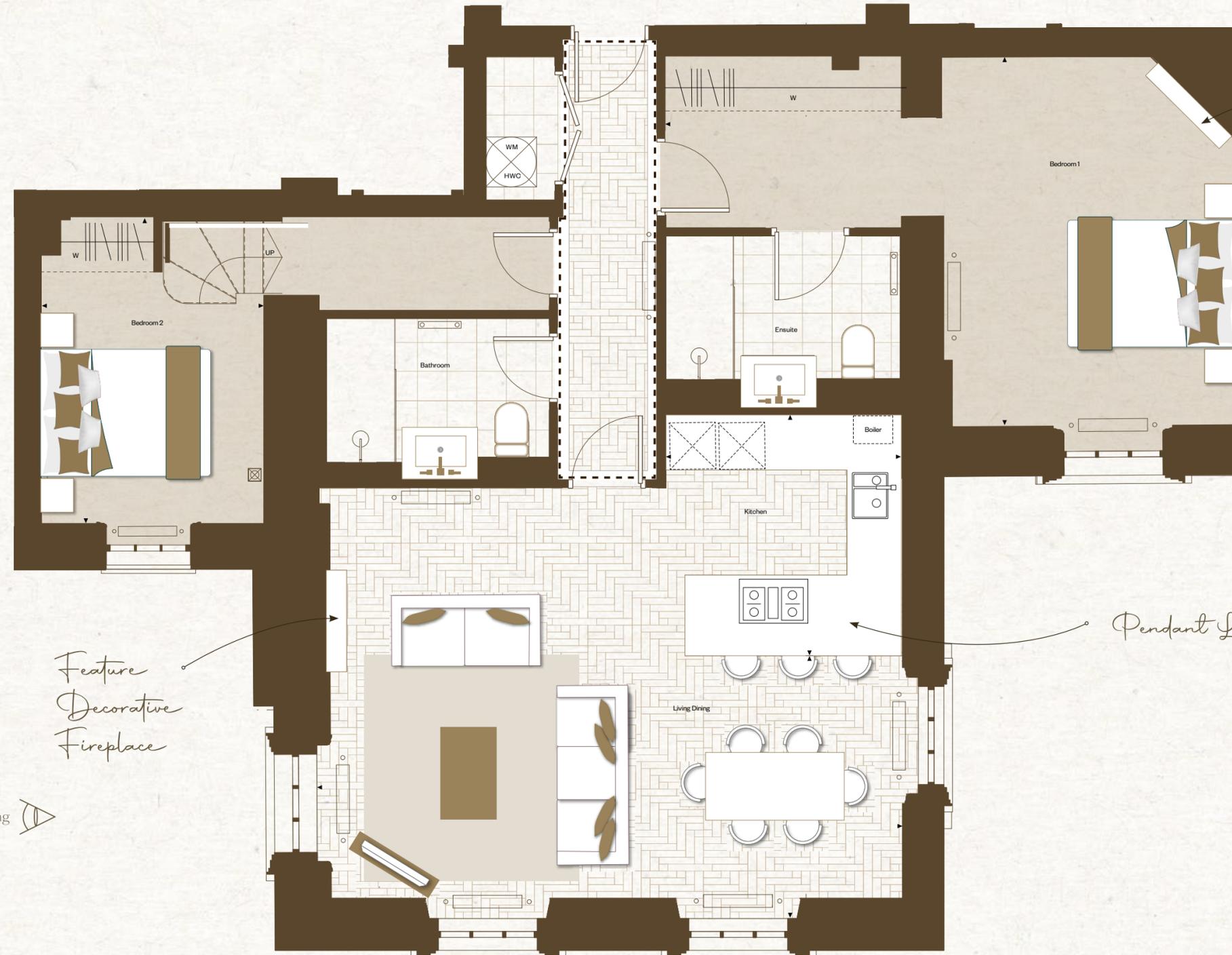
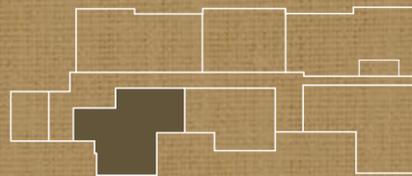
2 Bedroom Residence

FLOOR 1 | 2 | 3

TOTAL INTERNAL AREA:  
89.53 sq m  
963.34 sq ft

First Floor

Living/Dining	2.89m x 6.74m	9'5" x 22'1.5"
Kitchen	2.84m x 2.78m	9'3.5" x 9'1.5"
Bedroom 1	4.37m x 6.73m	14'4" x 22'0"
Bedroom 2	3.62m x 2.60m	11'10.5" x 8'6.5"



*Feature  
Decorative  
Fireplace*

*Pendant Lights*

*Feature  
Decorative  
Fireplace*

Views of West Wing

Views of Pool & Orangery

Views of Daffodil Lawn



**C** Cupboard **WM** Washing Machine **W** Wardrobe **PW** Provision for Wardrobe  
**U** Utility Tall Units Bordered Tiles **HWC** Hot Water Cylinder

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# SEVEN

1 Bedroom Residence

FLOOR 1 | 2 | 3

TOTAL INTERNAL AREA:  
69.53 sq m  
748.14 sq ft

First Floor

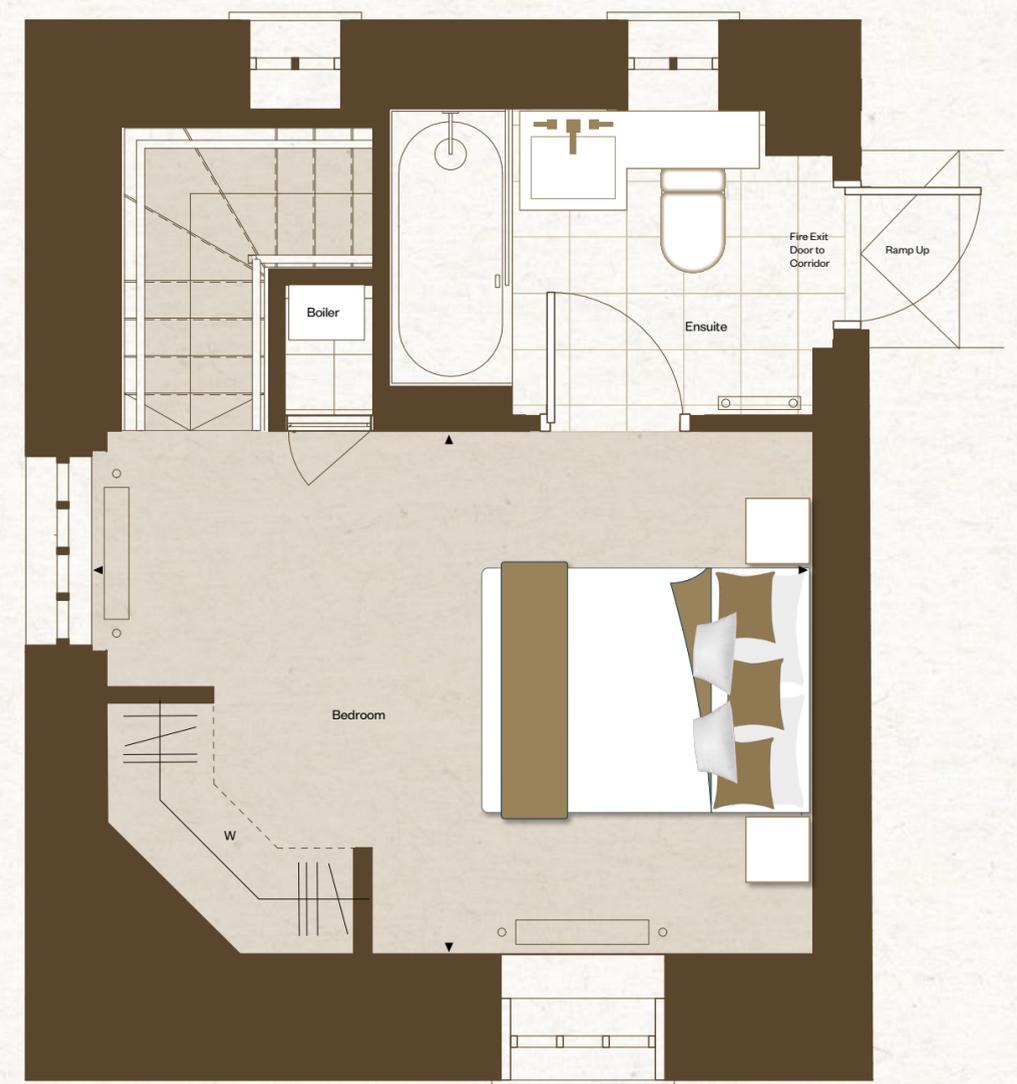
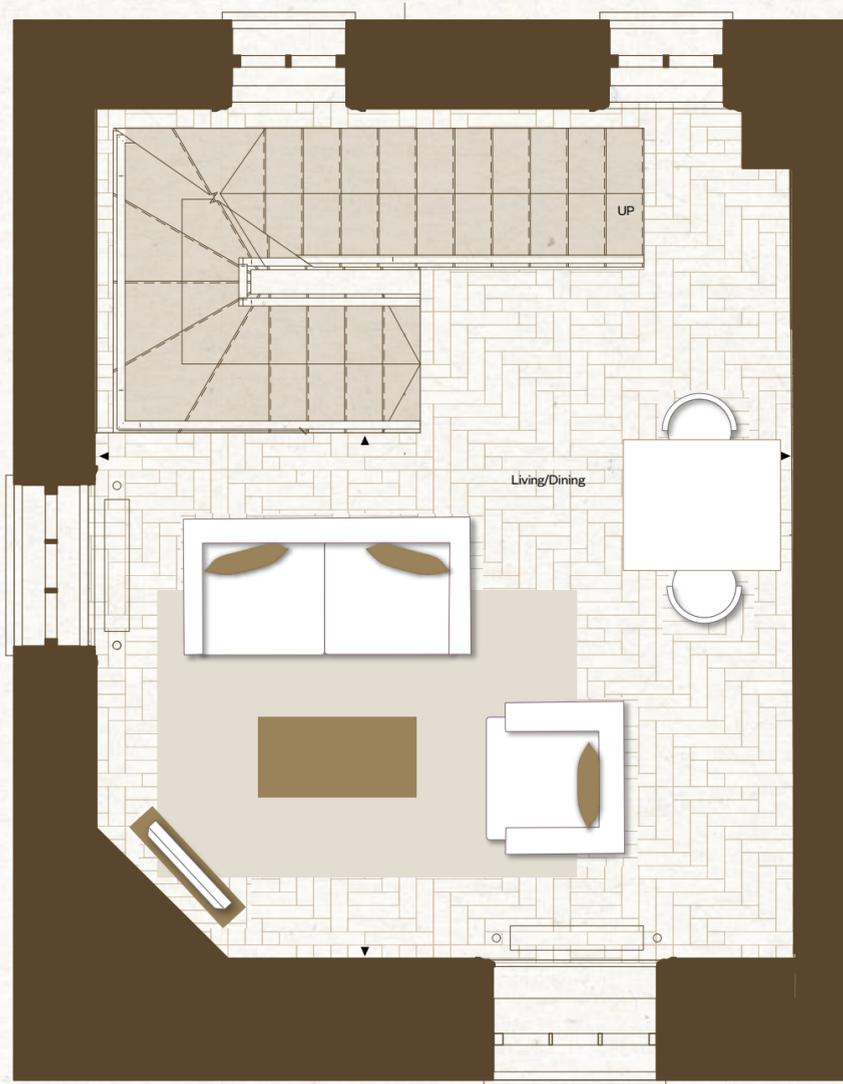
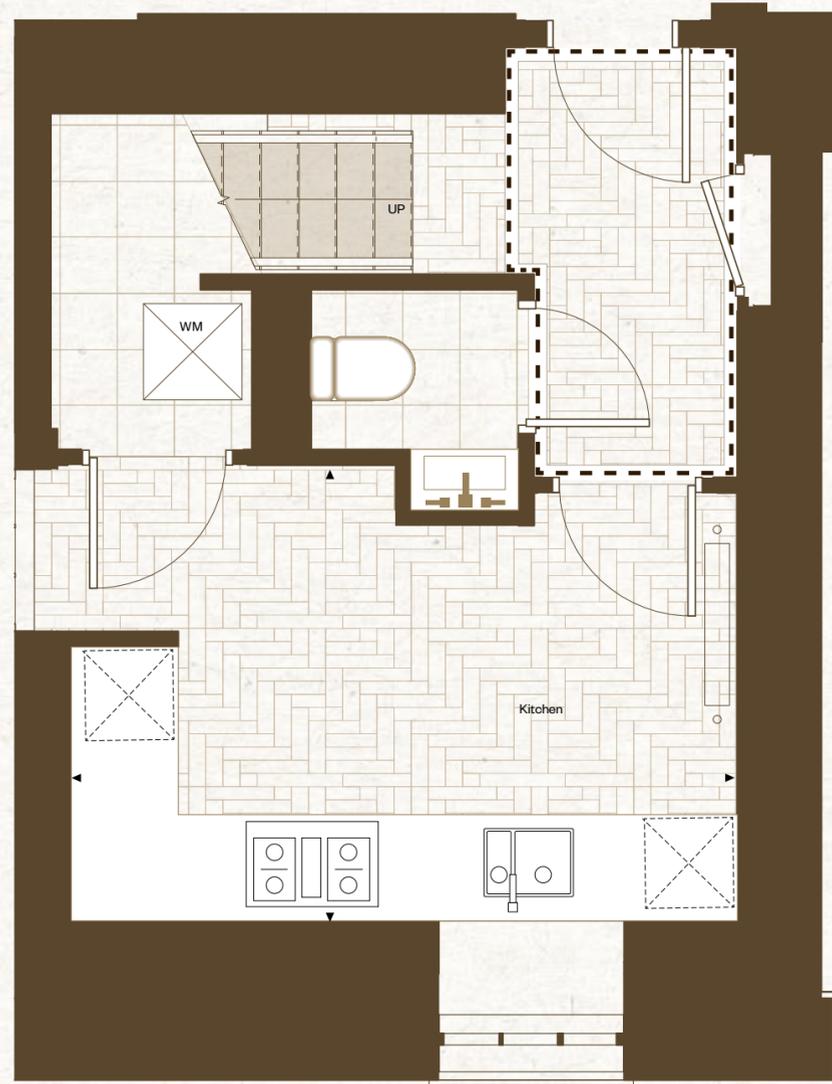
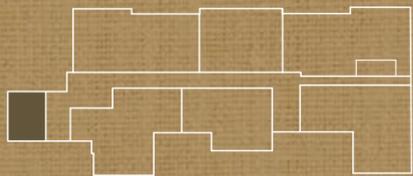
Kitchen 2.79m x 4.05m 9'2" x 13'3.5"

Second Floor

Living/Dining 3.23m x 4.18m 10'7" x 13'8.5"

Third Floor

Bedroom 3.20m x 4.29m 10'6" x 14'1"



C Cupboard WM Washing Machine W Wardrobe PW Provision for Wardrobe  
U Utility ☒ Tall Units - - Bordered Tiles HWC Hot Water Cylinder

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# EIGHT

3 Bedroom Residence

FLOOR 1 | 2 | 3

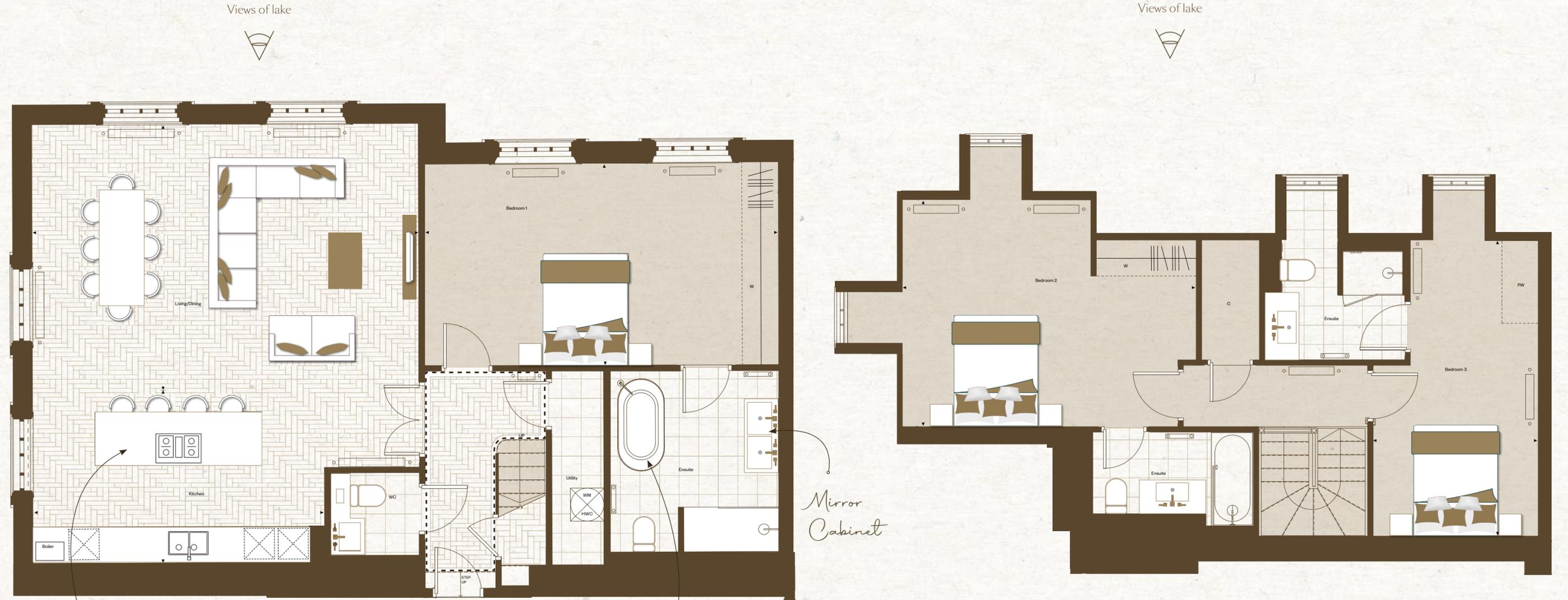
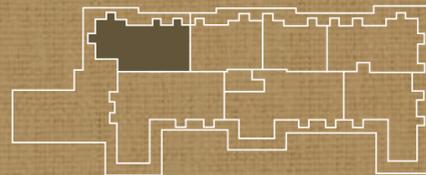
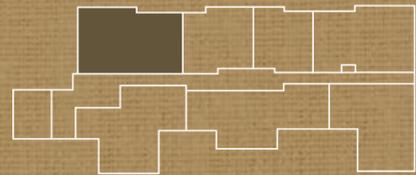
TOTAL INTERNAL AREA:  
152.19 sq m  
1,637.56 sq ft

Second Floor

Living/Dining	4.39m x 6.86m	14'4.5" x 22'6"
Kitchen	3.47m x 5.18m	11'4.5" x 16'11.5"
Bedroom 1	3.61m x 6.29m	11'10" x 20'7.5"

Third Floor

Bedroom 2	4.10m x 5.26m	13'5.5" x 17'3"
Bedroom 3	5.34m x 2.96m	17'6" x 9'8.5"



*Pendant Light*

*Feature Freestanding Bath*

*Mirror Cabinet*

**C** Cupboard **WM** Washing Machine **W** Wardrobe **PW** Provision for Wardrobe  
**U** Utility **☒** Tall Units **- -** Bordered Tiles **HWC** Hot Water Cylinder

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# NINE

3 Bedroom Residence

FLOOR 1 | 2 | 3

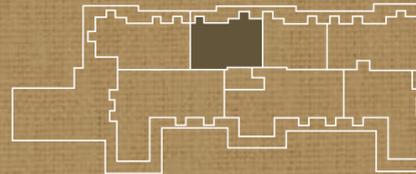
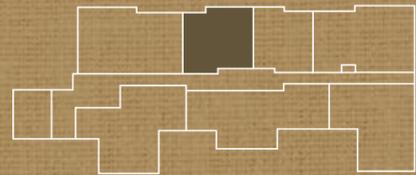
TOTAL INTERNAL AREA:  
108.12 sq m  
1,163.37 sq ft

## Second Floor

Living/Dining	3.27m x 5.70m	10'9" x 18'8"
Kitchen	2.78m x 5.70m	9'1.5" x 18'8"
Bedroom 3	4.14m x 2.80m	13'7" x 9'2"

## Third Floor

Bedroom 1	3.52m x 5.20m	11'6.5" x 17'0"
Bedroom 2	3.17m x 3.36m	10'5" x 11'0"



C Cupboard WM Washing Machine W Wardrobe PW Provision for Wardrobe  
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# ELEVEN

3 Bedroom Residence

FLOOR 1 | 2 | 3

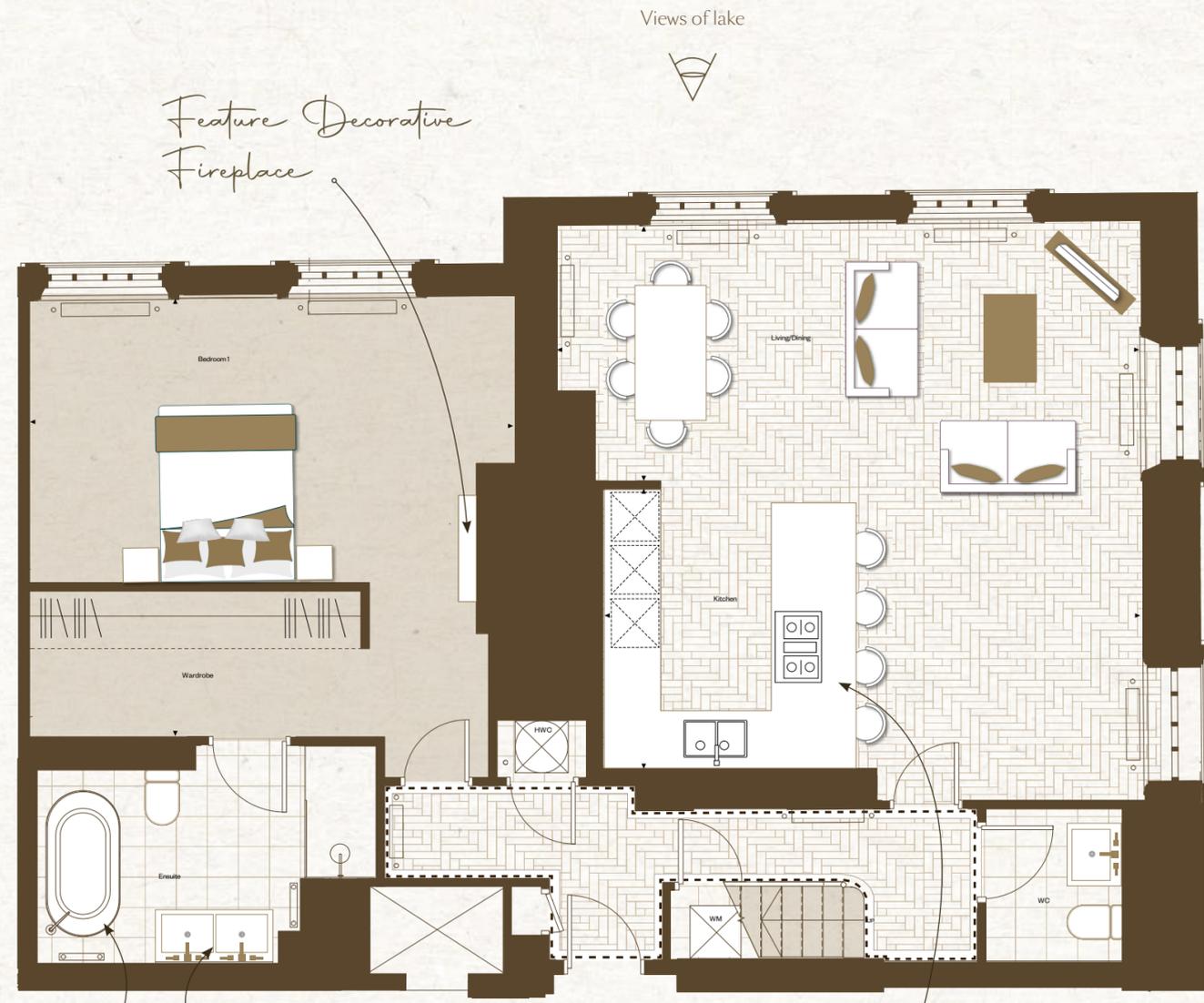
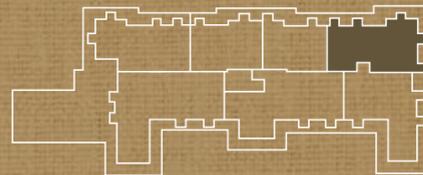
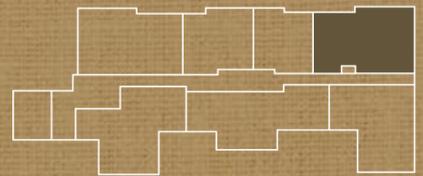
TOTAL INTERNAL AREA:  
154.17 sq m  
1,658.87 sq ft

Second Floor

Living/Dining	2.90m x 6.55m	9'6" x 21'6"
Kitchen	3.15m x 6.05m	10'4" x 19'10.5"
Bedroom 1	4.93m x 5.45m	16'2" x 17'10.5"

Third Floor

Bedroom 2	3.21m x 5.02m	10'6.5" x 16'5.5"
Bedroom 3	3.85m x 3.25m	12'7.5" x 10'8"



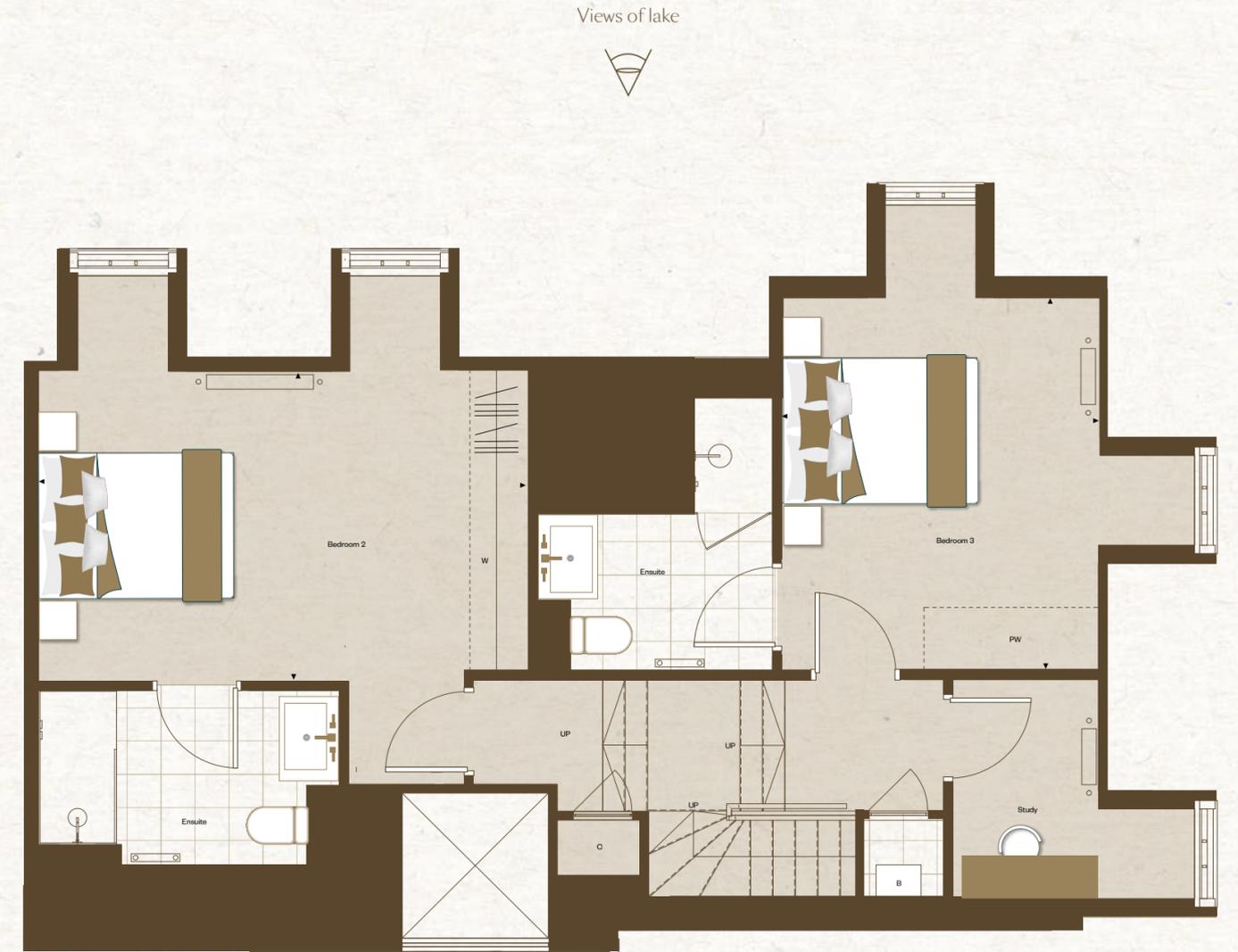
*Feature Decorative  
Fireplace*

*Feature  
Freestanding  
Bath*

*Mirror Cabinet*

*Pendant Lights*

**C** Cupboard **WM** Washing Machine **W** Wardrobe **PW** Provision for Wardrobe  
**U** Utility **☒** Tall Units **- -** Bordered Tiles **HWC** Hot Water Cylinder



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# TWELVE

3 Bedroom Residence

FLOOR 1 | 2 | 3

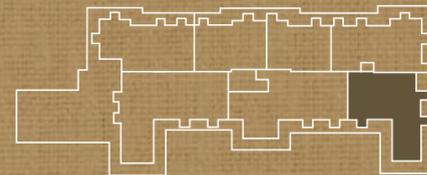
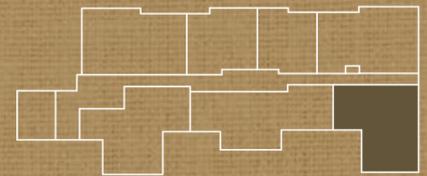
TOTAL INTERNAL AREA:  
135.29 sq m  
1,455.72 sq ft

Second Floor

Living/Dining	6.26m x 6.15m	20'6.5" x 20'2.5"
Kitchen	3.38m x 2.84m	11'1" x 9'4"
Bedroom 2	4.39m x 3.9m	14'5" x 12'9"

Third Floor

Bedroom 1	3.87m x 3.27m	12'8.5" x 10'8.5"
Bedroom 3	3.39m x 2.87m	11'1.5" x 9'5"



A  
Views of Daffodil Lawn

A  
Views of Pool & Orangery



A  
Views of Daffodil Lawn



C Cupboard WM Washing Machine W Wardrobe PW Provision for Wardrobe  
U Utility Tall Units Bordered Tiles HWC Hot Water Cylinder

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# THIRTEEN

2 Bedroom Residence

FLOOR 1 | 2 | 3

TOTAL INTERNAL AREA:  
148.27 sq m  
1,595.39 sq ft

Second Floor

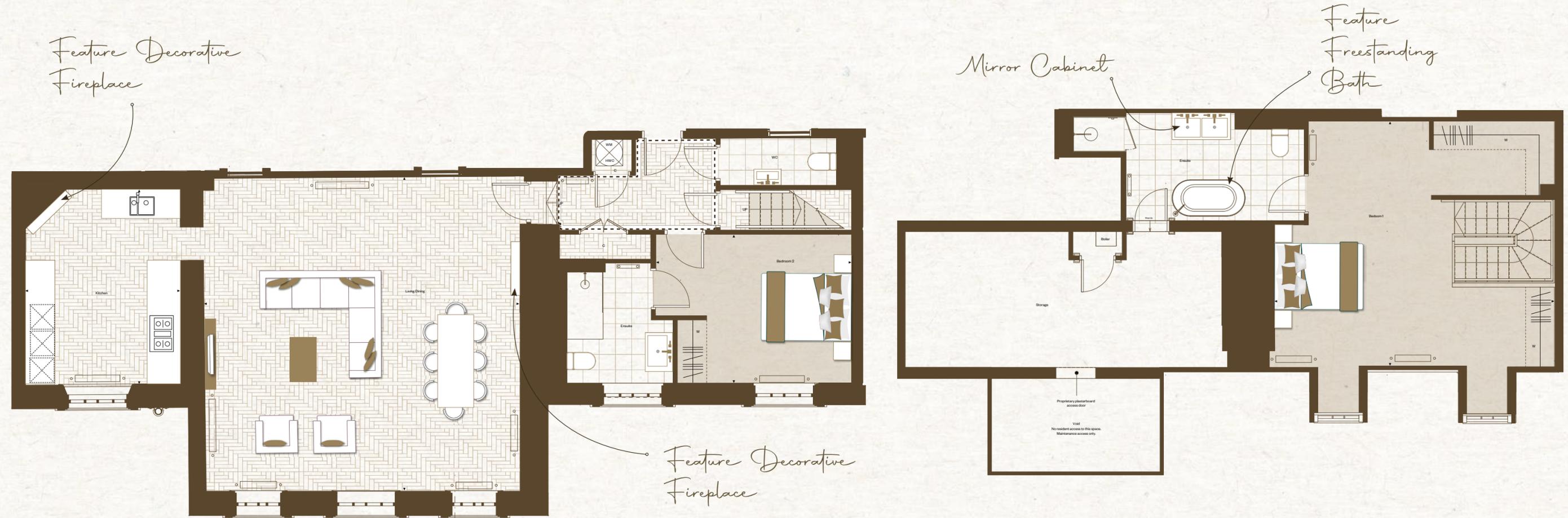
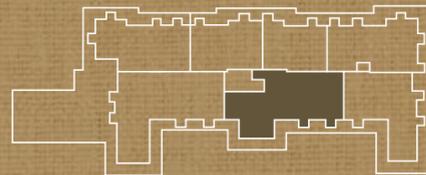
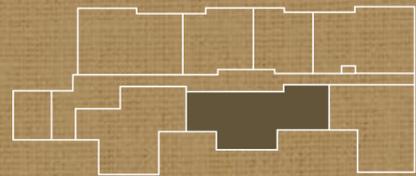
Living/Dining 6.99m x 7.07m 22'11" x 23'2.5"

Kitchen 4.35m x 3.35m 14'3" x 11'0"

Bedroom 2 3.32m x 4.35m 10'11" x 14'3"

Third Floor

Bedroom 1 5.57m x 6.32m 18'3.5" x 20'9"



C Cupboard WM Washing Machine W Wardrobe PW Provision for Wardrobe  
U Utility ☒ Tall Units ■ Bordered Tiles HWC Hot Water Cylinder

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# FOURTEEN

3 Bedroom Residence

FLOOR 1 | 2 | 3

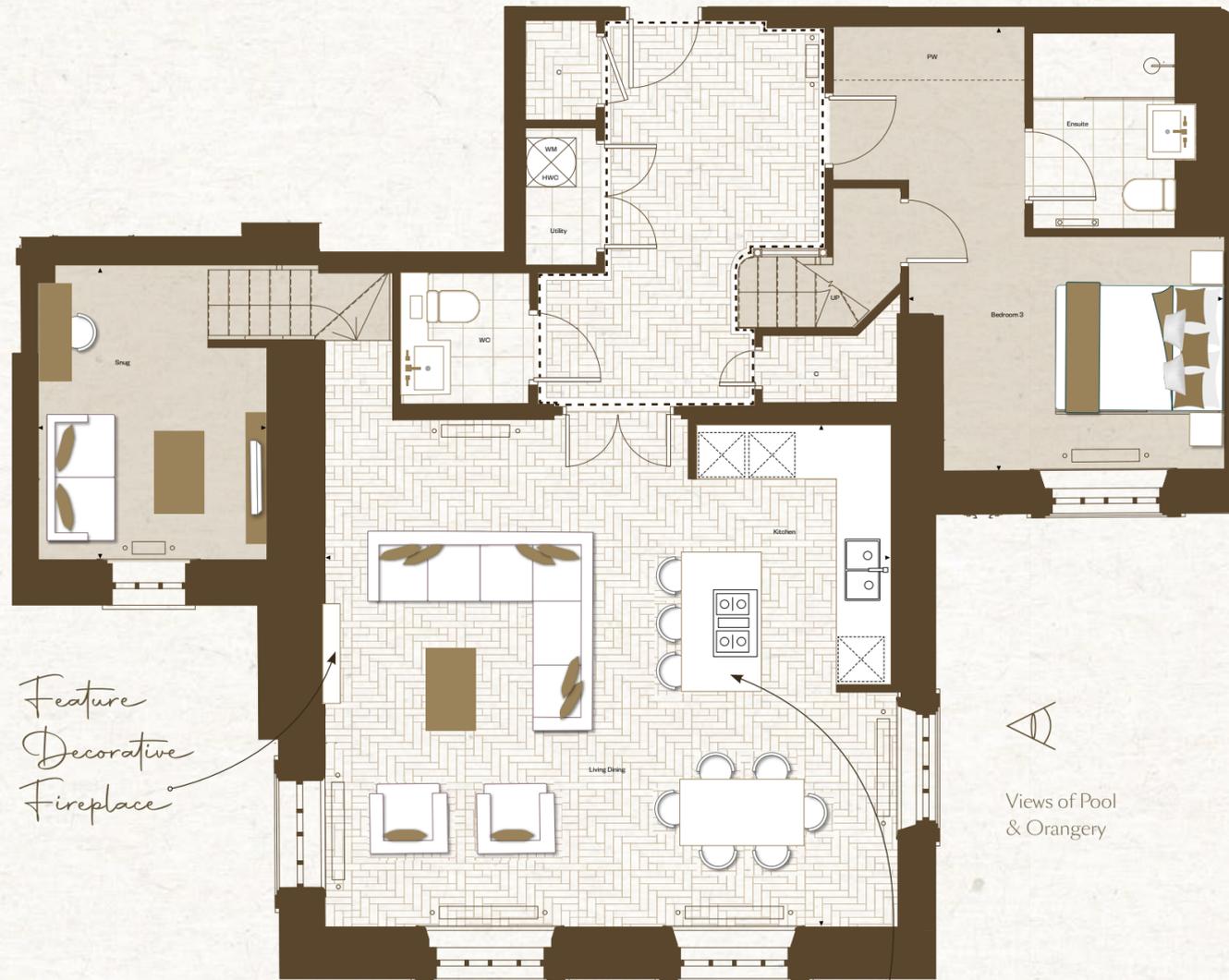
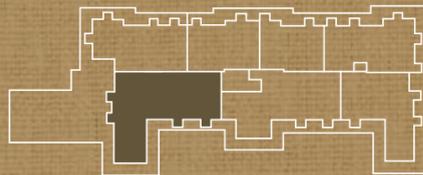
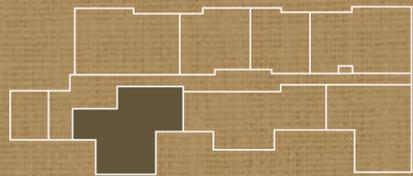
TOTAL INTERNAL AREA:  
169.85 sq m  
1,827.59 sq ft

## Second Floor

Living/Dining/ Kitchen	6.05m x 6.85m	19'10" x 22'5.5"
Snug	3.60m x 2.74m	11'9.5" x 9'0"
Bedroom 3	5.36m x 3.78m	17'7" x 12'5"

## Third Floor

Bedroom 1	5.53m x 7.58m	18'1.5" x 24'10.5"
Bedroom 2	4.74m x 3.73m	15'6.5" x 12'3"



Feature  
Decorative  
Fireplace



Views of Pool  
& Orangery



Views of Daffodil Lawn

Pendant Lights



Mirror Cabinet

Feature  
Freestanding  
Bath



Views of Daffodil Lawn



C Cupboard WM Washing Machine W Wardrobe PW Provision for Wardrobe U Utility Tall Units B Bordered Tiles

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# SPECIFICATION

Meticulous attention to detail and superb craftsmanship have gone into the creation of this exclusive collection of apartments. The result is individual and inspiring homes that deliver real impact. The high-quality specification of each apartment is apparent as soon as you walk in – from the timber flooring and fitted carpets, to the bespoke design kitchen, to stunning tiled bathrooms featuring elegant freestanding egg-shaped baths.



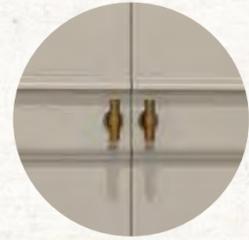
# TRADITIONAL

## SPECIFICATION

Thoughtfully designed in a traditional style to honour the rich history of the Mansion House, these residences offer a sense of timeless belonging - ensuring every homeowner feels instantly at ease. In every way luxurious, featuring timber herringbone flooring and beautiful complementary tiles. Sumptuous fitted carpets make the bedrooms a haven of comfort. Decorative plaster inspired by original cornices and panelling.



Computer Generated Image is indicative only and subject to change

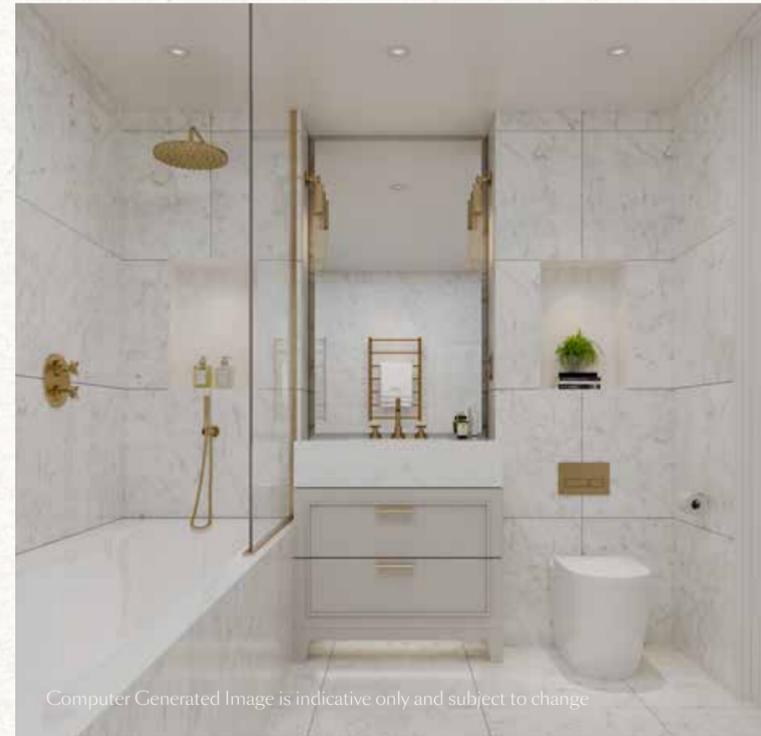


## GOLD ACCENTS

Calming neutral tones throughout the apartment are highlighted with gold accents to the kitchen and fitted wardrobe doors.



Computer Generated Image is indicative only and subject to change



Computer Generated Image is indicative only and subject to change



Computer Generated Image is indicative only and subject to change



## CORNICE

Each home features elegant corning throughout—some restored originals, others newly crafted to match the mansion's historic charm.



## PENDANT LIGHTS

Pendant lights elegantly suspended over all kitchen islands add both functional illumination and a stylish focal point



## FIREPLACES

Restored decorative fireplaces in select homes offer a charming nod to the rich heritage of this spectacular mansion house.



## RESTORED DOORS

Carefully restored original doors, to communal areas where required, retain the character and craftsmanship of the mansion while seamlessly blending with the refined interiors.



## BORDERED TILES

A double-border marble-effect perimeter tile frames the herringbone inlay, creating a striking entrance feature in every home.

\*Images are stock images and are indicative only.



# SPECIFICATION

A CLASSIC feel but a modern touch, with ACCENTS of brushed gold, knurled textured features and ORNATE DETAILING, all in a neutral palette.

## KITCHEN

- Bespoke designed kitchens in a traditional finish
- Moulding on kitchen units with feature fluted glass cabinets where applicable
- Quartz stone worktops and splashbacks
- One and a half bowl under-mounted sink to 1 and 2 beds, two bowl sink in 3 beds
- Brushed gold finish mixer tap
- Electric single oven
- Combination microwave oven
- Induction hob with integrated extractor
- Full height integrated fridge and full height integrated freezer to 3 beds and plots 1 and 13
- Full height integrated fridge/freezer to 1 and 2 beds
- Integrated dishwasher
- Wine cooler
- Compartmentalised recycle storage

## UTILITY CUPBOARD

- Freestanding washer/dryer

## UTILITY ROOM TO PLOT 1

- Single bowl under-mounted sink
- Brushed gold finish mixer tap
- Freestanding washer/dryer

## MAIN ENSUITE

- Moulding on Vanity unit with his and hers under-counter washbasins and storage where applicable
- Porcelain vanity top
- Large format marble effect porcelain tiles
- Wall mirror with feature wall lights
- Brushed gold heated towel radiators
- Floor mounted back-to-wall WC with concealed cistern, soft-close seat and dual flush control
- White steel bath / glass bath screen / overhead shower and hand-shower set where applicable
- Walk in shower / bath as applicable, with Overhead shower and hand-shower set
- Free standing stone bath where applicable, please refer to floorplans

## FAMILY BATHROOM (BATH)

- Moulding on vanity unit with under-counter washbasin and storage
- Porcelain vanity top
- Large format marble effect porcelain tiles
- Wall mirror with feature wall lights
- Brushed gold heated towel radiators
- Floor mounted back-to-wall WC with concealed cistern, soft-close seat and dual flush control
- White steel bath where applicable
- Glass bath screen
- Overhead shower and hand-shower set

## FAMILY BATHROOM (SHOWER)

- Moulding on vanity unit with under-counter washbasin and storage
- Porcelain vanity top
- Large format marble effect porcelain tiles
- Wall mirror with feature wall lights
- Brushed gold heated towel radiators
- Floor mounted back-to-wall WC with concealed cistern, soft-close seat and dual flush control
- Walk-in shower with low profile shower tray with glass shower enclosure/screen
- Overhead shower and hand-shower set

## SECONDARY ENSUITES

- Moulded vanity unit with under-counter washbasin and storage
- Porcelain vanity top
- Large format marble effect porcelain tiles
- Wall mirror with feature wall lights
- Brushed gold heated towel radiators
- Floor mounted back-to-wall WC with concealed cistern within vanity unit with soft-close seat and dual flush control
- Walk-in shower with low profile shower tray / bath as applicable, with glass shower enclosure / screen
- Overhead shower and hand-shower set

## BEDROOM

- Fully fitted moulded panelled wardrobes and drawer pack to main bedroom and bedroom 2
- Fitted carpets to all bedrooms

## FINISHES

- Feature marble effect porcelain tile to entrance hallways with herringbone engineered wood floor
- Herringbone engineered wood flooring to living room and dining room complete with engineered wood floor border
- Carpeted runner, timber treads to staircase with white painted stringers, timber balustrades and timber newel posts and handrail
- White 3-panelled internal doors
- Feature decorative cornice where applicable
- Feature decorative fireplace where applicable
- Feature decorative skirting where applicable
- Feature coving detail to match original feature where applicable

## HEATING

- Gas central heating
- Feature column radiator, sizes subject to final building efficiency review

## SECURITY

- Feature entrance door with roller bolt nightlatch and deadlock
- Property compatible for burglar alarm and to be fitted by purchaser if required

## PEACE OF MIND

- Mains powered smoke/heat detectors with battery backup
- 10-year Premier warranty

## ELECTRICAL FITTINGS

- Provision for Sky Q TV, Virgin media, Hyperoptic broadband and BT Openreach to 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
- Brushed brass sockets above worktop height in kitchen
- Low level white sockets and upper level brushed brass light switches throughout
- Telephone points fitted in all bedrooms and living areas
- Two USB sockets above kitchen worktop and one either side of bedrooms' headboard
- Shaver sockets to main ensuite, family bathroom and ensuite shower room
- Wall lights to bathrooms, hallway and living room only





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
- We'll meet you on site to demonstrate all the functions and facilities of your new home
- We personally handover 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 Premier warranty

Our commitment to ensuring your satisfaction extends beyond just periodic check-ins. While we will contact you after 7 days, at 4 weeks, and 7 months following your move-in, these are minimum touchpoints. Our aim is to consistently support you, ensuring everything remains in perfect order.



Protection for new-build home buyers



# DESIGNED TO HIGH SUSTAINABILITY STANDARDS

## 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 shower heads 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 Cluttons LLP 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, country side 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

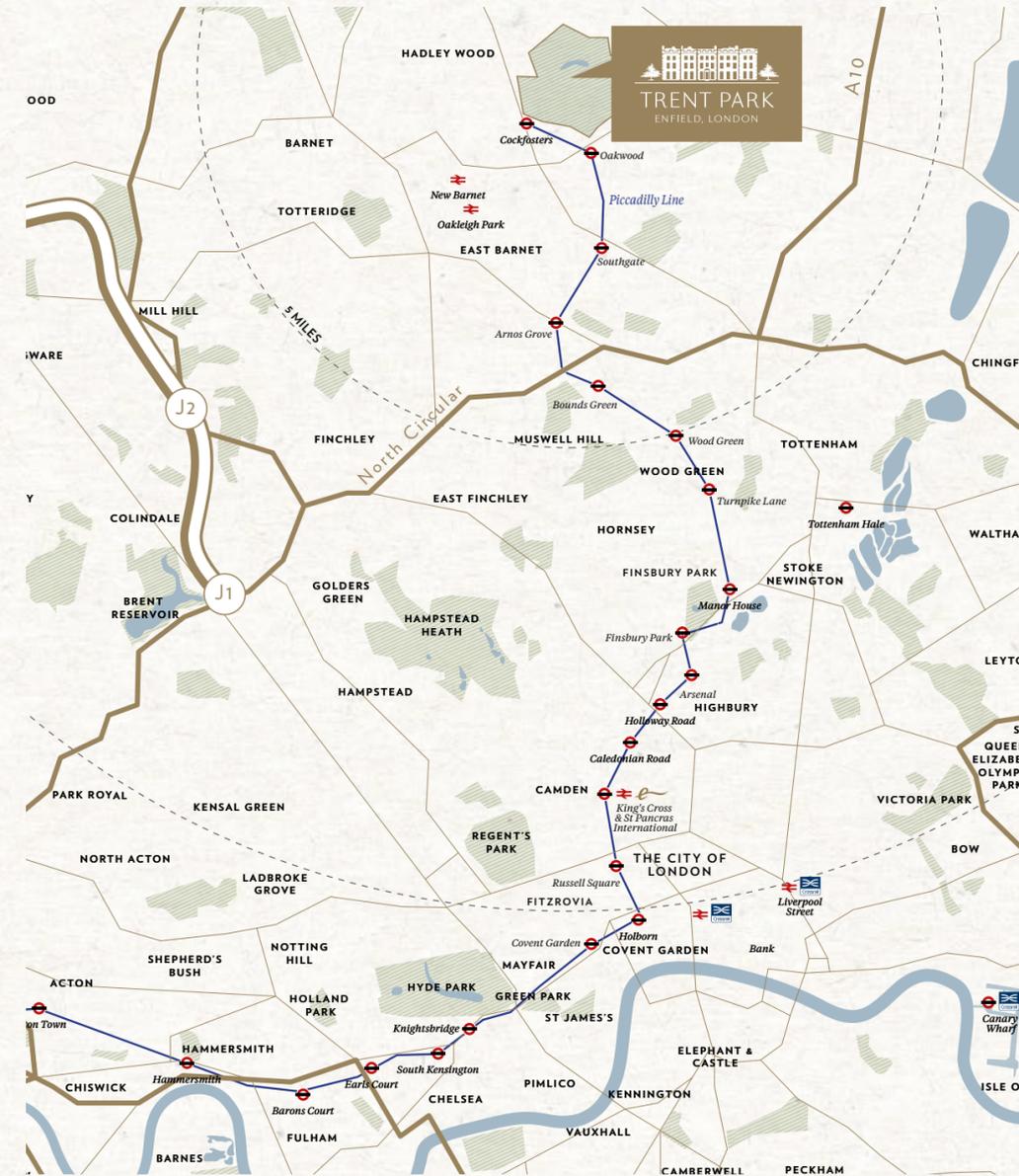
Quality is the defining characteristic of Berkeley developments, right down to the very last detail. We choose our locations, style of homes, construction practices, materials and specifications with great care. When you buy a new home from Berkeley you can be safe in the knowledge that it is built to 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, through 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.



# HOW TO FIND US

## 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.

📍 3 Chamberlain Court, 12 Daffodil Crescent, EN4 0EZ

☎ 020 3582 1327

🌐 trent-park.co.uk

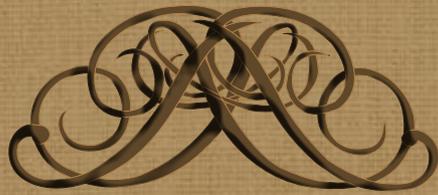
The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley Homes (North East London) Ltd policy of continuous improvement, the finished product may vary from the information provided. In particular please note that this development is not a newly built development, but is the conversion and refurbishment of an existing building. The company has therefore sought to retain the character and preserve original features whilst providing good quality homes, therefore purchasers are invited to raise any queries they have in this regard with their solicitors. 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. It may not be possible to provide the exact materials as referred to in the brochure. In such cases a suitable alternative will be provided. Berkeley Homes (North East London) Ltd reserves the right to make these changes as required. 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. The names of the homes within The Mansion House is a marketing name and is not indicative of the final postal address for the development. The official postal address will be issued by a member of Customer Relations following official Royal Mail registration. Applicants are advised to contact Berkeley Homes (North East London) Ltd to ascertain the availability of any particular property. E743/ 51CA/0725.



Proud members of the Berkeley Group







Berkeley  
Designed for life