





TRENT PARK

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THE CHAPLIN COLLECTION

Taking its name from one of Trent Park's most famous guests when it was a magnet for the celebrities of the 1930s, The Chaplin Collection is a beautifully crafted edition of homes set in the heart of Trent Park.

The focus on quality homes in a stunning historic setting is transforming Trent Park into a vibrant and successful community. With excellent connections from Oakwood and Cockfosters, it provides a quiet escape from London.

THE CHAPLIN 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.



The siteplan is indicative only and subject to change [and subject to planning]. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at anytime without notice.



Many of Trent Park's garden features were laid out in the 1920s and 1930s, when the Mansion House was a focus for high society gatherings. Berkeley has reinstated and restored the gardens to enhance the rich quality of life enjoyed by today's residents.

Wisteria Walk

#### DAFFODIL LAWN

*The renowned socialite Sir Philip Sassoon transformed Trent Park Mansion House and gardens in the early 20th century, planting a million daffodil bulbs and creating The Daffodil Lawn, a now protected area and one of the largest displays of daffodils in London.*

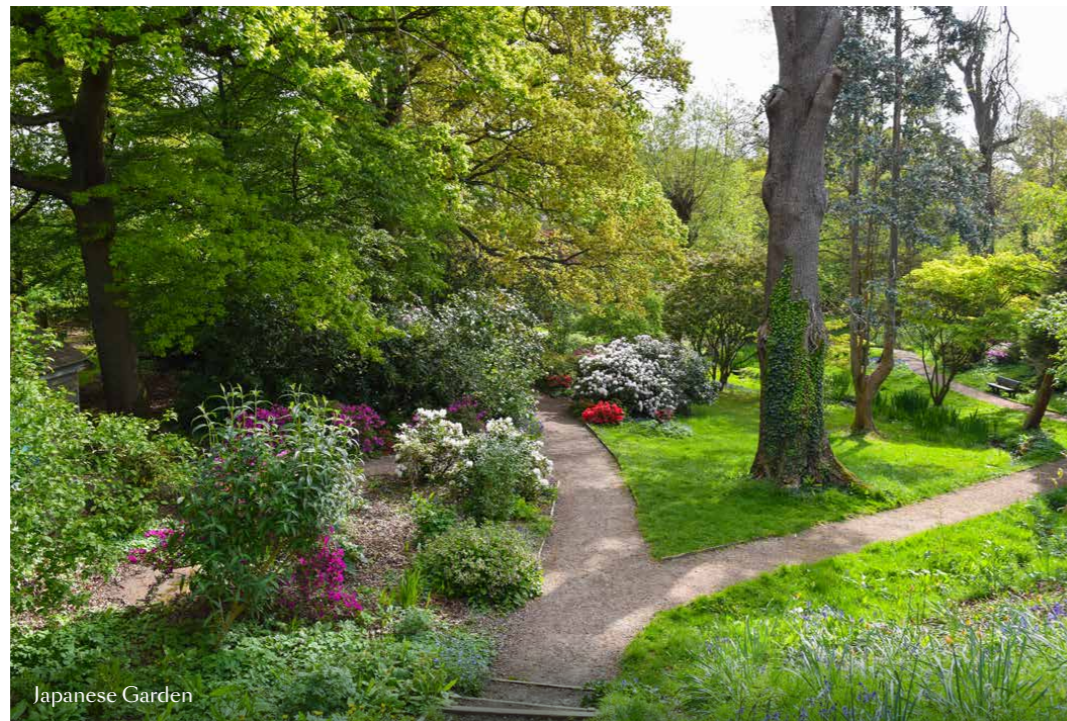


The Daffodil Lawn

## EXCEPTIONAL SURROUNDINGS

#### JAPANESE GARDEN & COUNTRY PARK

*The Japanese Garden has streams and bridges and ornamental planting, and comes into its own every Spring. In contrast, the Country Park provides over 400 acres of wild woodland to explore.*



Japanese Garden



Long Garden

#### LONG GARDEN & WISTERIA WALK

*The reinstatement of Sassoon's Long Garden provides the perfect place for a relaxing stroll. In the Wisteria Walk, early summer brings cascades of blue-purple flowers. Winston Churchill was photographed here, and painted it too.*



# YOUR EXCLUSIVE RETREAT



Heated Swimming Pool

TRENT PARK

## THE LAWN CLUB

The *superb* range of facilities include four outdoor TENNIS COURTS with a *fully equipped* GYM located in the restored orangery building overlooking the outdoor *heated* SWIMMING POOL.



## 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.



## GYMNASIUM

The rejuvenated orangery is an aesthetic delight, where you can stay active with everything you need in one place. In these opulent surroundings, you can work on the body and mind.

THE CHAPLIN COLLECTION

# FLOORPLANS





Photography depicts a previous street scene, brick colourways and roof material differ in various phases, indicative only.

THE CHAPLIN 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.

WISTERIA

Four Bedroom Home

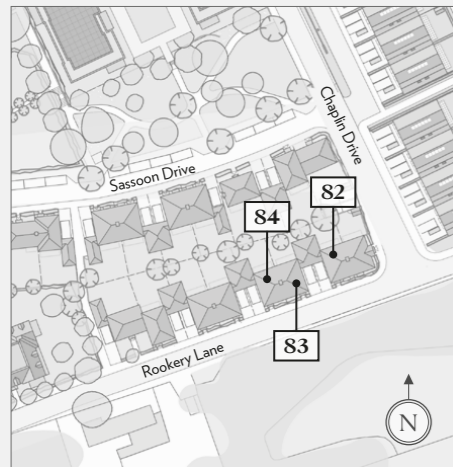
The Chaplin Collection  
Plots 82\*, 83 and 84\*

Total Area: 164 m<sup>2</sup> 1,765 ft<sup>2</sup>

GARDEN

Plot No.	Garden Aspect	Rear Garden Size
82	North West	64 m <sup>2</sup> 688 ft <sup>2</sup>
83	North West	63 m <sup>2</sup> 678 ft <sup>2</sup>
84	North West	70 m <sup>2</sup> 753 ft <sup>2</sup>

Garage Size 3.59m x 7.64m 11'9" x 25'0"



Photography depicts a previous street scene, brick colourways and roof material differ in various phases, indicative only.



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"

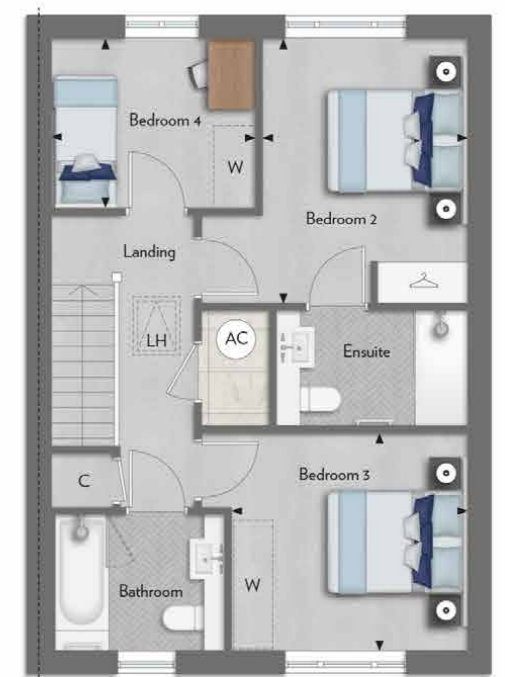
\*Plot is handed

◀▶ 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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WISTERIA

Four Bedroom Home

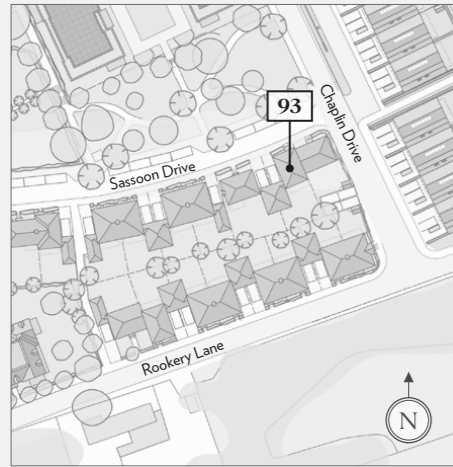
The Chaplin Collection  
Plot 93

Total Area: 164 m<sup>2</sup> 1,765 ft<sup>2</sup>

GARDEN

Plot No.	Garden Aspect	Rear Garden Size
93	South East	107 m <sup>2</sup> 1,151 ft <sup>2</sup>

Garage Size 3.59m x 7.64m 11'9" x 25'0"



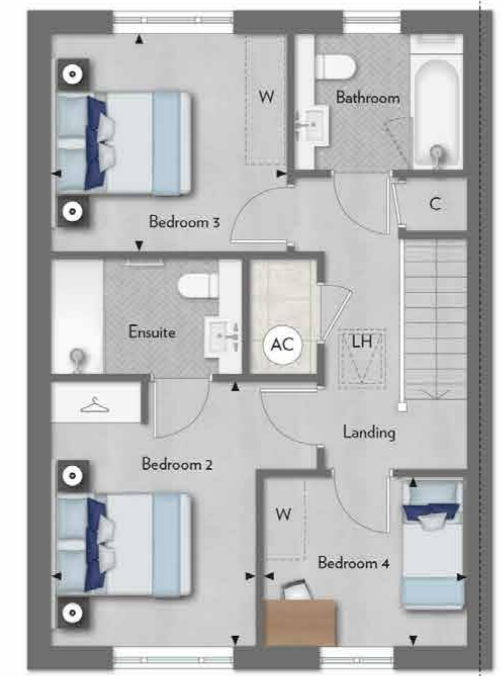
GROUND FLOOR

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"



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"

◀▶ 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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THE CHAPLIN 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 ensuite.

**GLOUCESTER**

*Five Bedroom  
Detached Home*

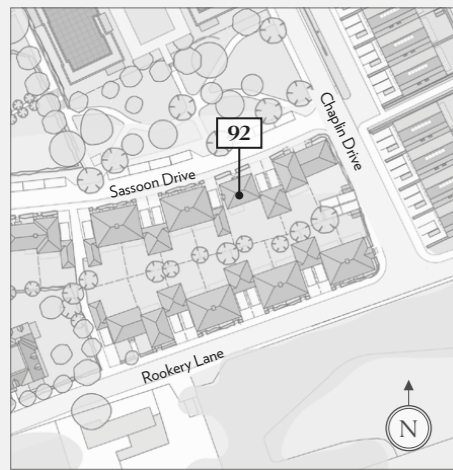
*The Chaplin Collection  
Plot 92*

Total Area: 174 m<sup>2</sup> 1,872 ft<sup>2</sup>

**GARDEN**

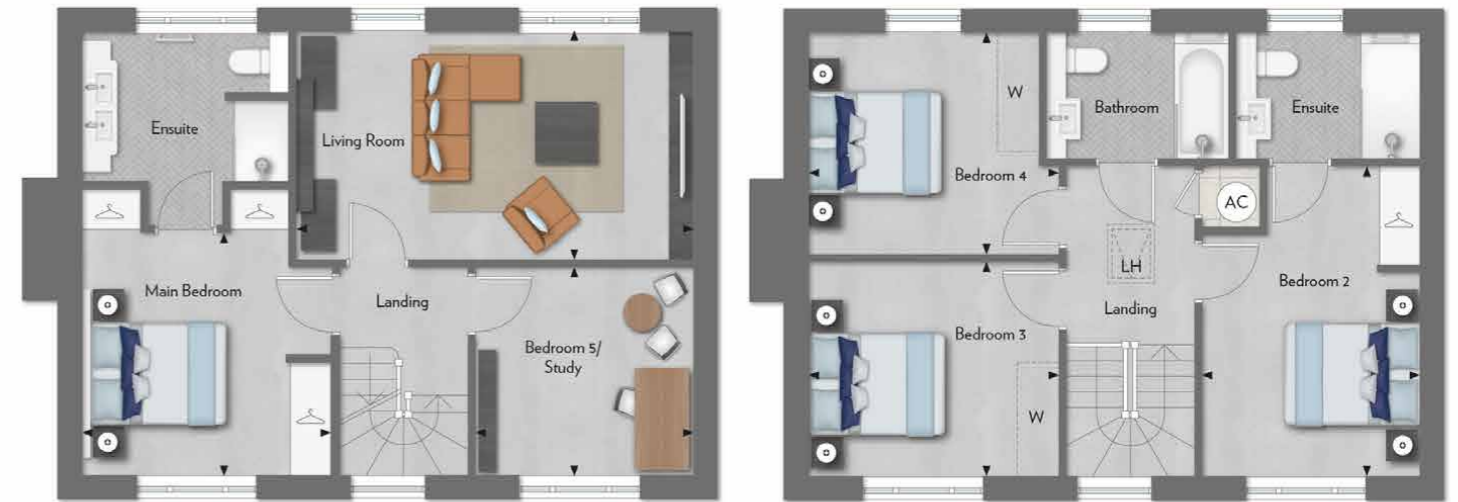
Plot No.	Garden Aspect	Rear Garden Size
92	South East	147 m <sup>2</sup> 1,582 ft <sup>2</sup>

Garage Size 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"



**FIRST FLOOR**

Living Room	5.85m x 3.36m	19' 2" x 11' 0"
Main Bedroom	3.64m x 3.56m	11' 9" x 11' 6"
Bedroom 5/Study	3.17m x 3.06m	10' 4" x 10' 0"

**SECOND FLOOR**

Bedroom 2	4.56m x 3.17m	14' 9" x 10' 4"
Bedroom 3	3.64m x 3.16m	11' 9" x 10' 3"
Bedroom 4	3.64m x 3.26m	11' 9" x 10' 7"

**PREMIUM SPECIFICATION**

The Gloucester Collection has a selection of upgraded features and appliances. Please see the specification on pages 38 and 39 for more details.

◀▶ 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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**GLOUCESTER**

**Five Bedroom  
Semi-Detached Home**

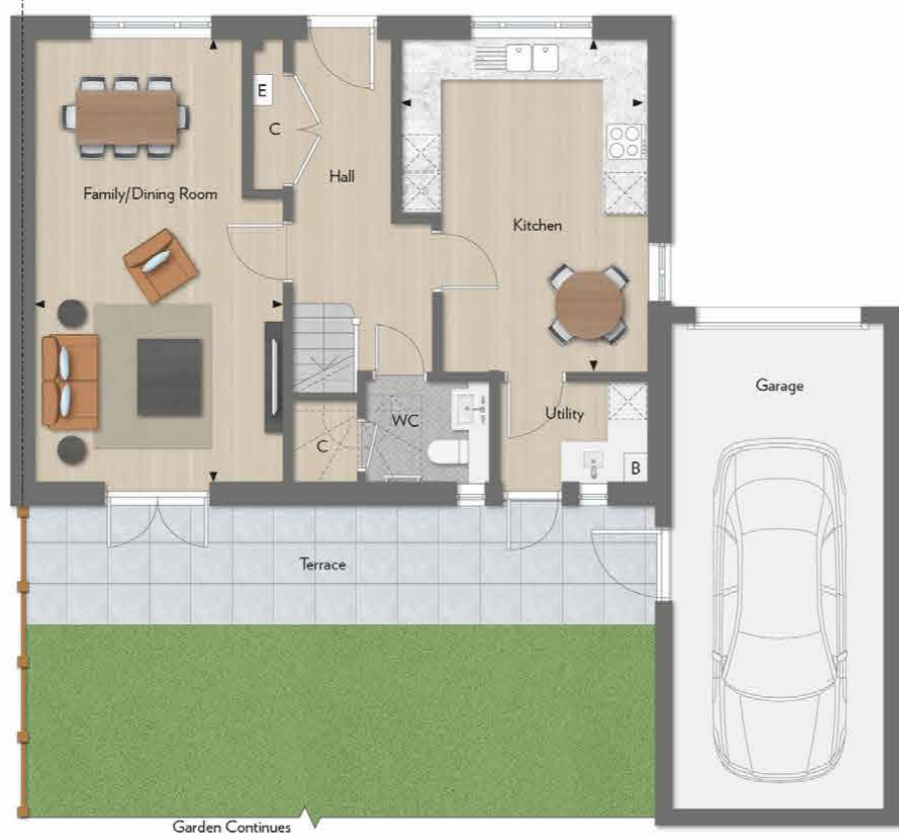
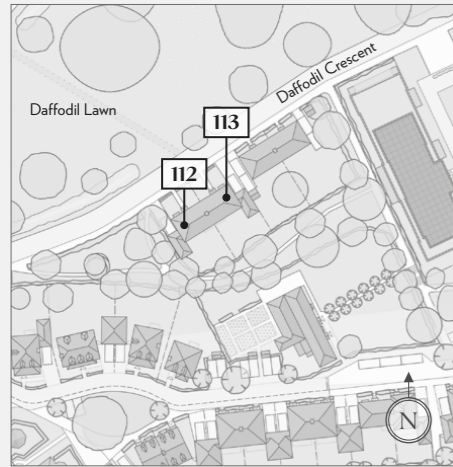
The Chaplin Collection  
Plots 112\* and 113

Total Area: 174 m<sup>2</sup> 1,872 ft<sup>2</sup>

**GARDEN**

Plot No.	Garden Aspect	Rear Garden Size
112	South East	128 m <sup>2</sup> 1,377 ft <sup>2</sup>
113	South East	128 m <sup>2</sup> 1,377 ft <sup>2</sup>

Garage Size 3.59m x 7.64m 11'9" x 25'0"



Garden Continues

**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"

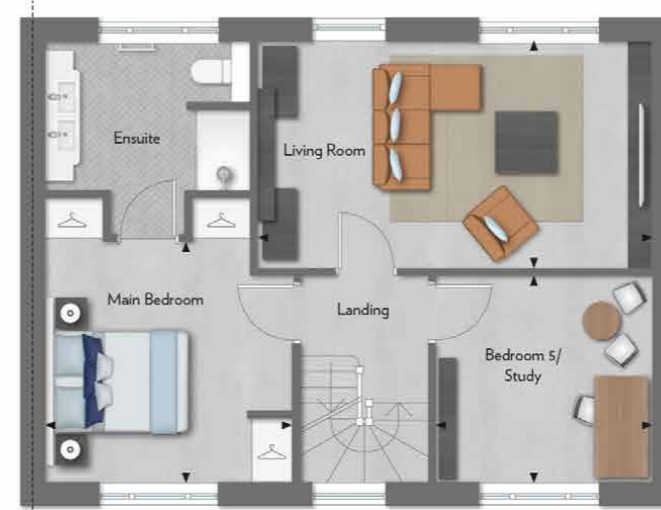
\*Plot is handed

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

**TRENT PARK**

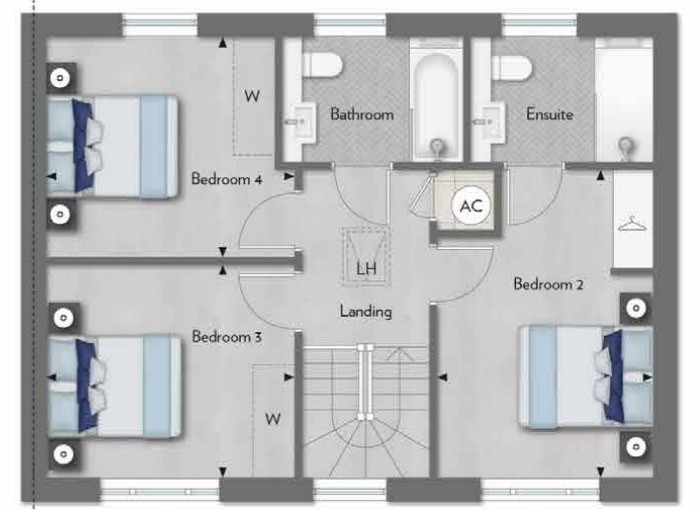
**PREMIUM SPECIFICATION**

The Gloucester Collection has a selection of upgraded features and appliances. Please see the specification on pages 38 and 39 for more details.



**FIRST FLOOR**

Living Room	5.85m x 3.36m	19' 2" x 11' 0"
Main Bedroom	3.64m x 3.56m	11' 9" x 11' 6"
Bedroom 5/Study	3.17m x 3.06m	10' 4" x 10' 0"



**SECOND FLOOR**

Bedroom 2	4.56m x 3.17m	14' 9" x 10' 4"
Bedroom 3	3.64m x 3.16m	11' 9" x 10' 3"
Bedroom 4	3.64m x 3.26m	11' 9" x 10' 7"

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THE CHAPLIN COLLECTION

# MILNER

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

MILNER

Three Bedroom  
Semi-Detached Home

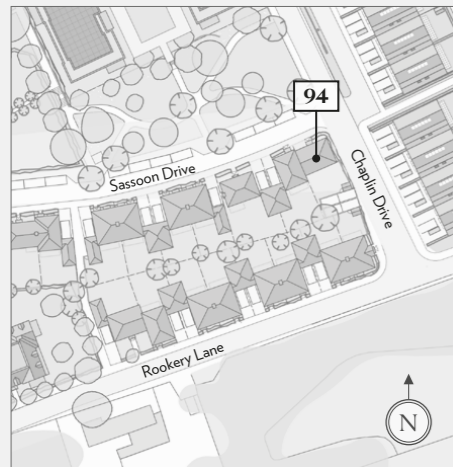
The Chaplin Collection  
Plot 94

Total Area: 147.2 m<sup>2</sup> 1,584 ft<sup>2</sup>

GARDEN


Plot No.	Garden Aspect	Rear Garden Size
94	South East	90 m <sup>2</sup> 968 ft <sup>2</sup>

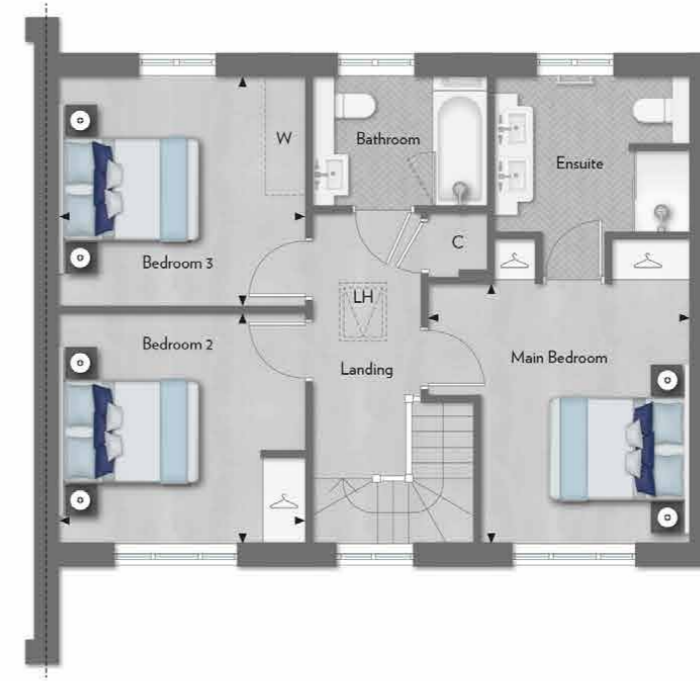
Two allocated parking spaces



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"

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



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"

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THE CHAPLIN COLLECTION

# BARNAM

Generous 5 bedroom family accommodation over three floors. Includes an open plan kitchen/dining room, utility room and main bedroom walk-in dressing area.

**BARNAM**

*Five Bedroom  
Semi-Detached Home*

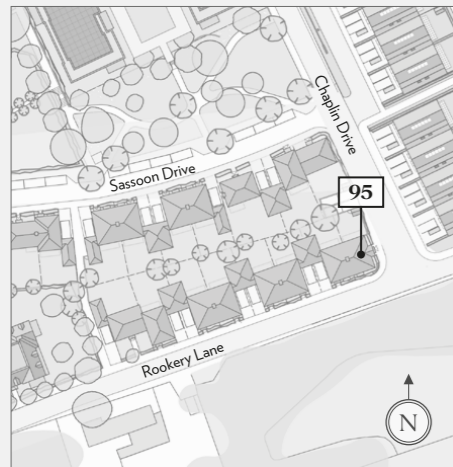
*The Chaplin Collection  
Plot 95*

Total Area: 173.4 m<sup>2</sup> 1,866 ft<sup>2</sup>

GARDEN

Plot No.	Garden Aspect	Rear Garden Size
95	North West	75 m <sup>2</sup> 807 ft <sup>2</sup>

Two allocated parking spaces



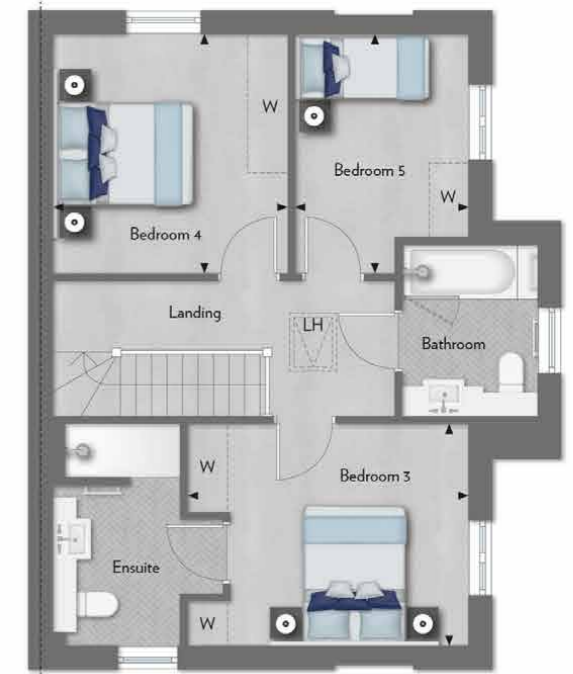
GROUND FLOOR

Kitchen / Dining Room	6.11m x 2.89m	20' 0" x 9' 5"
Living Room	6.11m x 3.21m	20' 0" x 10' 5"



FIRST FLOOR

Main Bedroom	3.84m x 3.26m	12' 6" x 10' 7"
Bedroom 2	4.31m x 3.52m	14' 1" x 11' 5"



SECOND FLOOR

Bedroom 3	4.14m x 3.26m	13' 6" x 10' 7"
Bedroom 4	3.52m x 3.45m	11' 5" x 11' 3"
Bedroom 5	3.52m x 2.55m	11' 5" x 8' 4"



Computer generated image, indicative only.

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# SPECIFICATION

PERSONALISE YOUR HOME

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

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 reserves the right to alter, amend or update the specification, which may include changes in the colour, material and/or brand specified. 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.

## 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.



THE SILK KITCHEN

The subtle pale tones of the Silk palette create a bright and open space.

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.

34



Computer generated images, indicative only.

TRENT PARK



35

LIVING ROOM

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

36

37



## 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 undermounted sink
- Brushed nickel mixer tap
- Integrated single oven, combination microwave oven and induction hob with integrated extractor
- 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 mantel 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 kitchen, living room, dining room, hall and utility
- Fitted carpets to first floor living rooms, stairs, landings and all bedrooms
- Herringbone floor tiles to WC, 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 build 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

## PREMIUM SPECIFICATION

The Gloucester Collection has a selection of upgraded features and appliances:

- Double Sink
- Hot Tap
- Miele Oven
- Miele Combination Microwave Oven
- Miele Large Induction Hob
- Siemens Fridge and Freezer
- Siemens Washer Machine and Tumble Dryer

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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
- Our Customer Relations Manager will present a selection of designer-conceived colour palettes to help you find the interior finish that most suits your style
- We’ll meet you on site to demonstrate all the functions and facilities of your new home
- We personally hand over 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 build warranty

Finally we’ll contact you after 7 days, at 4 weeks and 7 months after you move in, to make sure everything continues... perfectly.



#### 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 showerheads 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 Lee Baron 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, countryside 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.





TRANSFORMING TOMORROW

*Our Vision 2030*

At Berkeley Group OUR PASSION and purpose is to build quality homes, *strengthen communities* and IMPROVE people's lives.

*We are innovating, pushing boundaries and taking action to ensure we have a long-term, positive impact that is good for our customers, the communities we touch, our business and the world around us.*

*We transform underused sites into exceptional places and we're also transforming the way we work; embracing technology and raising standards, as we continue to deliver an outstanding customer experience and create high-quality homes that delight our customers.*

*Our Vision 2030 is our 10-year plan which sets out how we will achieve this.*



TRANSFORMING PLACES

Working with local people and partners we create welcoming and connected neighbourhoods where you can be proud to live.



TRANSFORMING LIFESTYLES

Taking action on climate change and giving you ways to live more sustainably. We're building efficient homes that use less energy over their lifetime, with sustainable travel choices on the doorstep.



TRANSFORMING NATURE

Creating beautiful places with habitats that help nature to thrive, meaning that every site is left with more nature than when we began.



TRANSFORMING FUTURES

Helping people to reach their potential through apprenticeships and training, and programmes supported by the Berkeley Foundation.

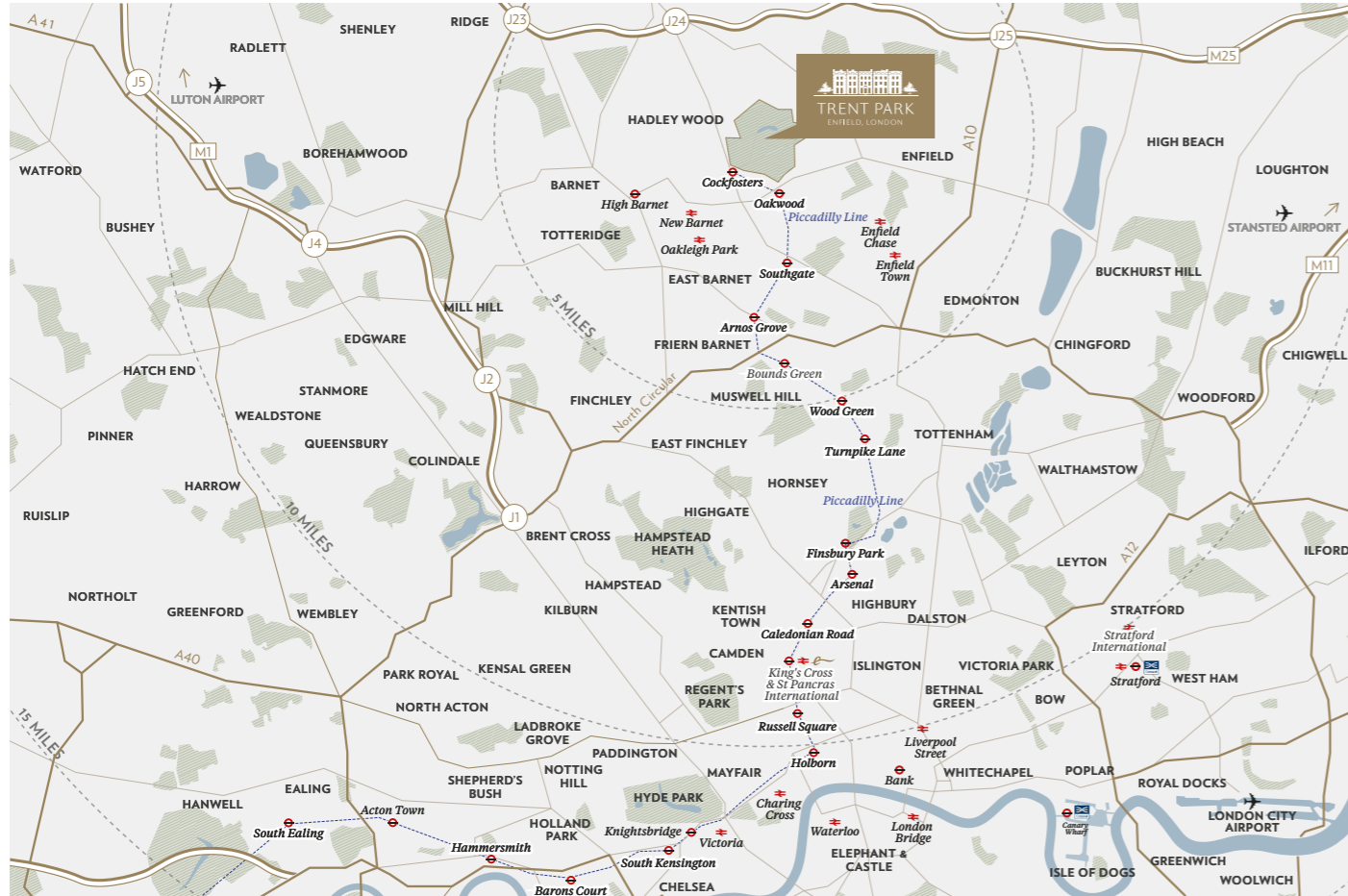


Please scan this QR code for more information on how we are **TRANSFORMING TOMORROW**



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. 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 reserves the right to make these changes as required. 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 Chaplin Collection 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/1022.



