THE ROYAL MEWS
AT TRENT PARK

# 1 ROYAL MEWS

## The Buckingham

*A fully furnished 4 bedroom home ready to move into now!*

Berkeley
Designed for life



TRENT PARK

# Where *Luxury* Meets *Tranquillity*

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 King's Cross.*

*Taken at 6am on a Weekday. Source: tfl.co.uk

# The *Royal* Mews

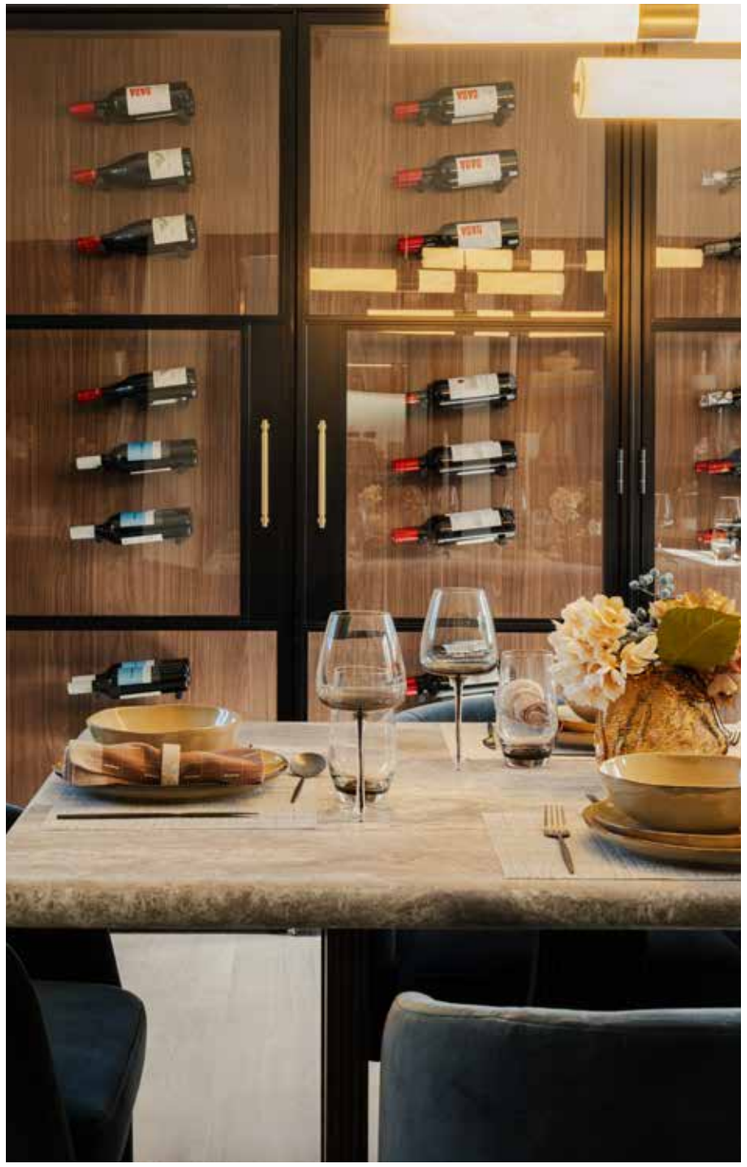
A selection of just 7 homes benefiting from a central landscaped courtyard with enviable views across the Daffodil Lawn towards the Grade II listed Mansion House and restored landscaping of the Long Garden, The Royal Mews is perfectly positioned within this sought after development.

# Welcome *Home*

Introducing The Buckingham, a stunning four-bedroom home situated within the Royal Mews. Thoughtfully designed by renowned interior designers Lunar Interiors, this beautifully restored heritage residence showcases exquisite traditional features, blending timeless character with refined contemporary living.

## INTERIOR FINISHES

Kitchen cabinets in a mix of matt and timber finishes, partnered with large format stone-effect floor tiles.















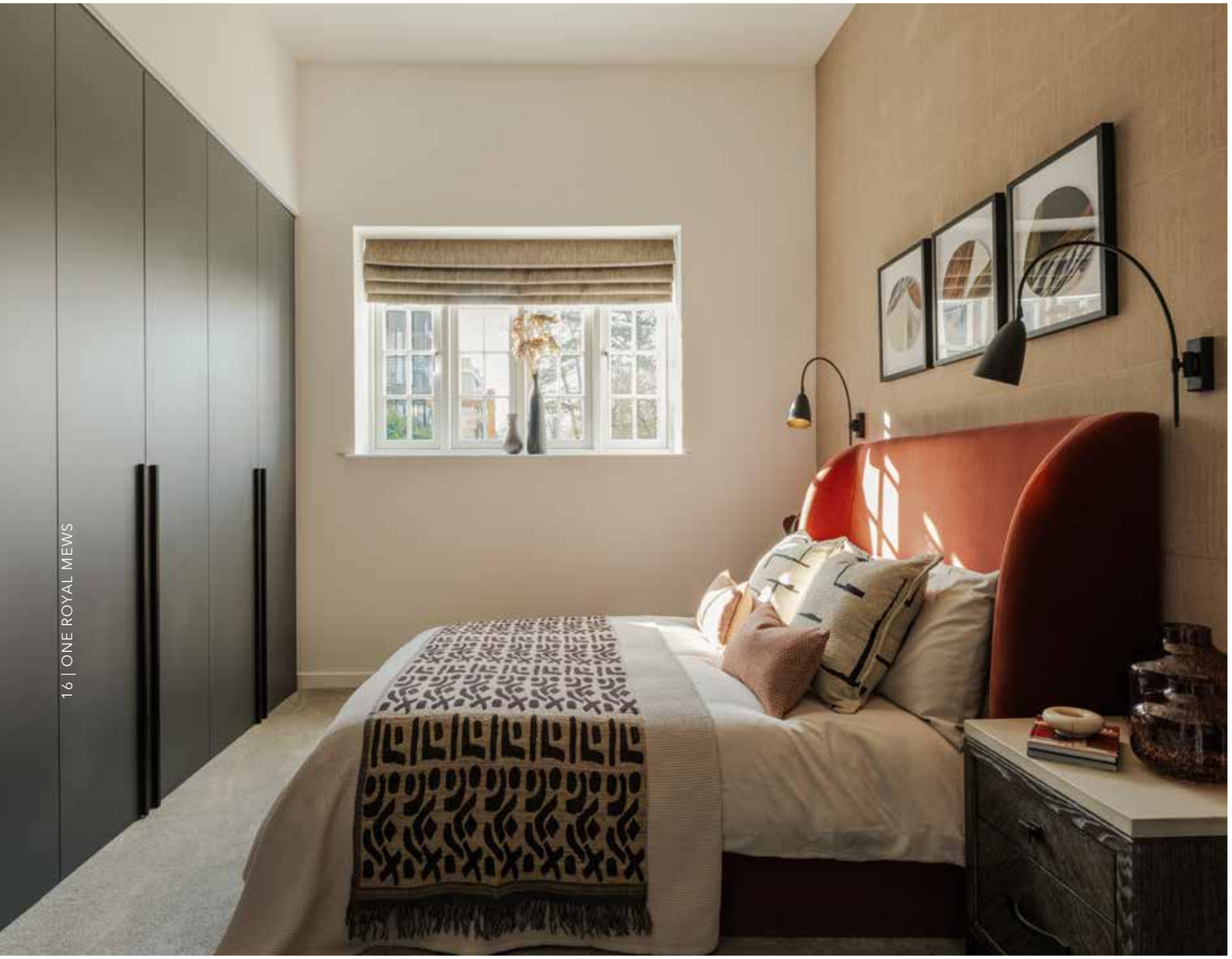







# Elevated everyday living

The spacious principal bedroom offers a calming and elegant retreat, complete with a luxurious ensuite. A beautiful freestanding bath takes centre stage, creating a spa-like sanctuary designed for relaxation and indulgence.







# Flexible living, beautifully designed

This home has been designed with flexible living in mind, offering spaces to unwind, socialise, or study and work. It combines luxury with thoughtful features that make it a comfortable home for everyone.

# The ultimate retreat

The main bathroom is elegantly appointed with a stunning freestanding bathtub, a separate walk-in shower, and a double his-and-hers vanity. Combining everyday practicality with refined, luxurious design.





# Beautifully appointed bathrooms

Each bedroom benefits from its own beautifully finished bathroom, offering privacy, comfort and convenience for family members and guests.



THE STORY OF

# The Buckingham

*1 Royal Mews*

230 m² | 2,476ft²




## The Historical Mailbox

*A Timeless Connection from Sassoon Residences to University Life*

**During the opulent residences of the Sassoon period, it was customary for individuals to gather and engage in letter writing and responding to correspondence. A footman or butler was responsible for collecting the mail and placing it inside a mailbox.**

The mailbox's placement in this particular spot was a whimsical creation by Phillip Sassoon.

Remarkably, it continued to serve as a functional mailbox from the reign of Queen Victoria right up to the conclusion of the university era.

In the pre-internet era of the 1960s and 1970s, students frequently utilized this mailbox to send letters to their families, submit their PhDs, and deliver dissertations.

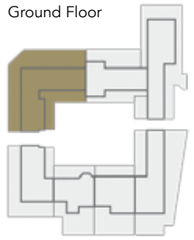



## GROUND FLOOR

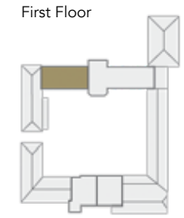
| | | |
|---|---|---|
| Kitchen | 4.47m x 4.44m | 14'8" x 14'7" |
| Living/Dining Room | 11.08m x 5.55m | 36'4" x 18'3" |
| Bedroom 2 | 4.39m x 3.53m | 14'5" x 11'7" |
| Bedroom 4 | 3.21m x 2.77m | 10'7" x 9'1" |
| Main Garden | 157.7 $m^2$ | 1,697.3 $ft^2$ |
| Courtyard | 56.9 $m^2$ | 611.9 $ft^2$ |

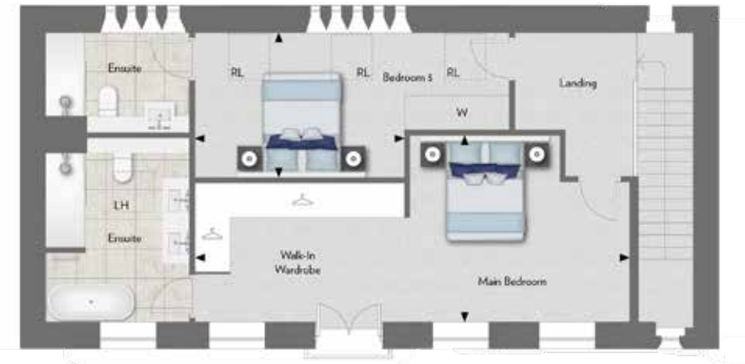
◂ ▸ Measurement Points C Cupboard AC Airing Cupboard Fitted Wardrobe
W Wardrobe Space Only E Electric Box B Boiler LH Loft Hatch RL Roof Light

Ground Floor



First Floor






## FIRST FLOOR

| | | |
|---|---|---|
| Main Bedroom | 8.34m x 3.56m | 27'4" x 11'8" |
| Bedroom 3 | 3.98m x 2.74m | 13'1" x 9'0" |

◂ ▸ Measurement Points C Cupboard AC Airing Cupboard Fitted Wardrobe
W Wardrobe Space Only E Electric Box B Boiler LH Loft Hatch RL Roof Light

# Specification

The interiors demonstrate Berkeley's unsurpassed flair for adding a contemporary specification to a heritage building. All modern features are included, yet the style is timeless.



## Beautifully appointed homes, prominent in style. Trent park is your platform for exceptional living.

### KITCHEN

- Matt finish to wall and full height cabinets
- Low level cabinets finished in timber effect
- Composite stone worktop and upstands
- Two under mounted sinks
- Brushed black mixer tap
- Integrated single oven, combination microwave oven and induction hob with integrated extractor
- Full height integrated fridge/freezer
- Integrated dishwasher
- Integrated wine cooler
- Compartmentalised recycle storage

### UTILITY ROOM

- Freestanding washer/dryer
- Single bowl sink
- Composite stone worktop and upstand

### FAMILY BATHROOM

- Semi-recessed wash handbasin, storage unit with stone vanity top and deck mounted brushed black tap
- Mirrored wall cabinet
- Floor mounted WC with soft-close seat and dual flush control
- White steel bath
- Brushed black overhead shower and hand held shower set
- Heated brushed black towel rail
- Feature pendant lighting

### ENSUITE SHOWER ROOMS

- Semi-recessed washbasin and storage unit with composite stone vanity top and deck mounted brushed black tap
- Framed mirrored wall cabinet
- Floor mounted WC with soft-close seat and dual flush control
- Shower with low profile shower tray with glass shower enclosure/screen
- Brushed black overhead shower and hand-held shower set
- Heated brushed black towel rail
- Feature pendant lighting

### MAIN ENSUITE

- Built-in vanity unit with low level feature shelving, sits below double vanity basins (where applicable) and wall mounted brushed black taps
- Storage drawers to vanity unit
- Framed mirror
- Freestanding bath with deck mounted brushed black taps
- Shower with low profile shower tray with glass shower enclosure/screen
- Brushed black overhead shower and hand-held shower set
- Heated brushed black towel rail
- Feature pendant lighting

### CLOAKROOM

- Built-in vanity unit with profile edge details
- Semi recessed washbasin and storage with composite stone vanity top and deck mounted brushed black tap
- Wall mirror
- Floor mounted WC with soft-close seat and dual flush control
- Brushed black towel bar

### HEATING

- Gas fired central heating
- Underfloor heating to the ground floor and all bathrooms

### FINISHES

- Fully fitted wardrobes to main bedroom and bedroom 2 with drawer pack to main bedroom
- Wood laminate flooring to open plan hallway/living/dining and family room/study
- Large format stone effect-floor tiles to WC, kitchen/utility, family bathroom and ensuite showers
- Fitted carpets to all bedrooms, stairs and landings
- Carpeted treads and risers to staircase with painted balustrades, stringers and newel posts and stained wooden handrail
- Full height tiling throughout WC, family bathroom and shower room with feature tiling to vanity wall
- Painted wood grain internal doors
- Brushed black ironmongery throughout

### EXTERNAL FEATURES

- Feature entrance door with multipointlocking system
- Turf and paving to selected areas of rear garden
- External tap

### 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 structural warranty

### ELECTRICAL FITTINGS

- Telephone points fitted in all bedrooms and living areas
- Provision for Sky Q and Virgin TV 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
- Brushed black USB sockets above kitchen worktop
- Low level white sockets with USB sockets to main bedroom
- Brushed black light switches throughout
- Shaver sockets to family bathroom and ensuite showers
- Feature pendant light to WC, family bathroom, ensuite showers

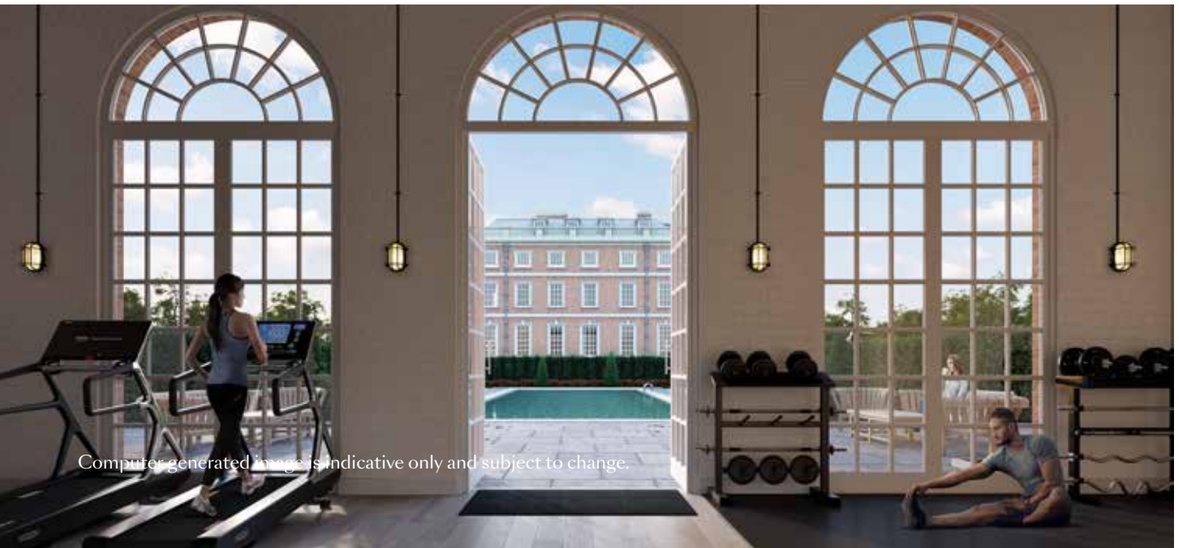
The
LAWN CLUB
TRENT PARK

# Your *Exclusive* Retreat

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.

# Gymnasium

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



Computer generated image is indicative only and subject to change.



# 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.



# Shuttle *Bus*

The shuttle bus is complimentary for residents, providing convenient and easy transportation to and from Oakwood Station.



# Swimming *Pool*

The heated outdoor swimming pool sits just beyond the historic Orangery. Enjoy a unique blend of heritage and relaxation.

# *Beautiful* Surrounds







## Japanese Garden & Country Park

The Japanese Garden has streams, 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.

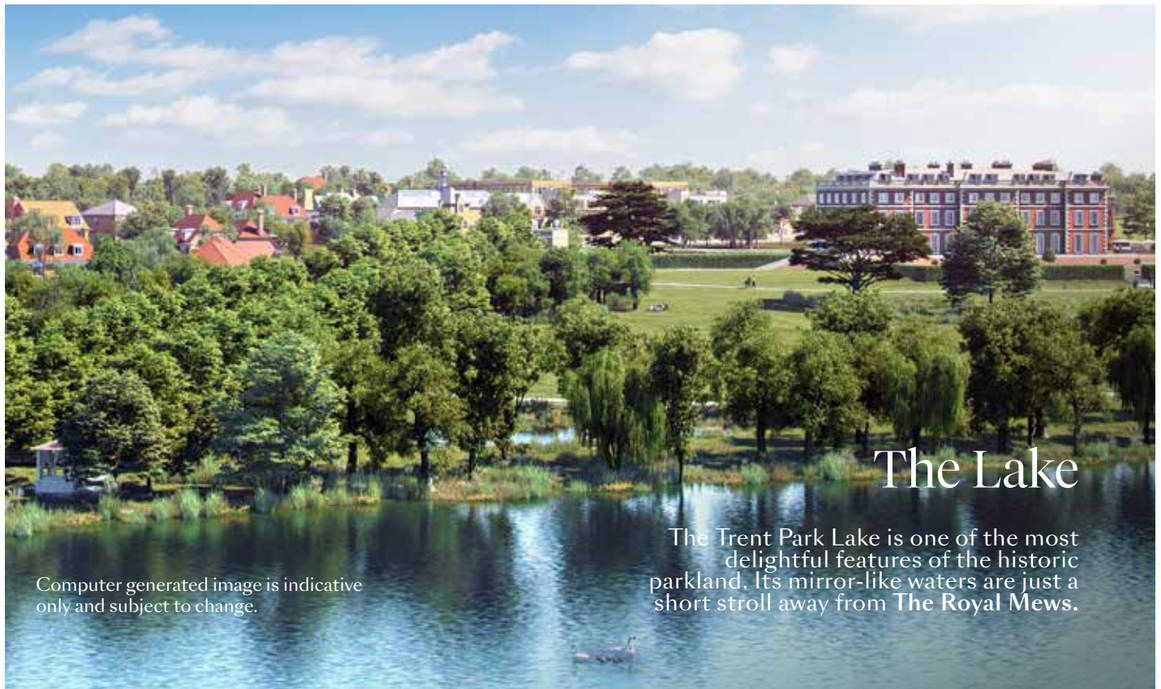




## Long Garden & Wisteria Walk

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 there, and painted it too.





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## The Lake

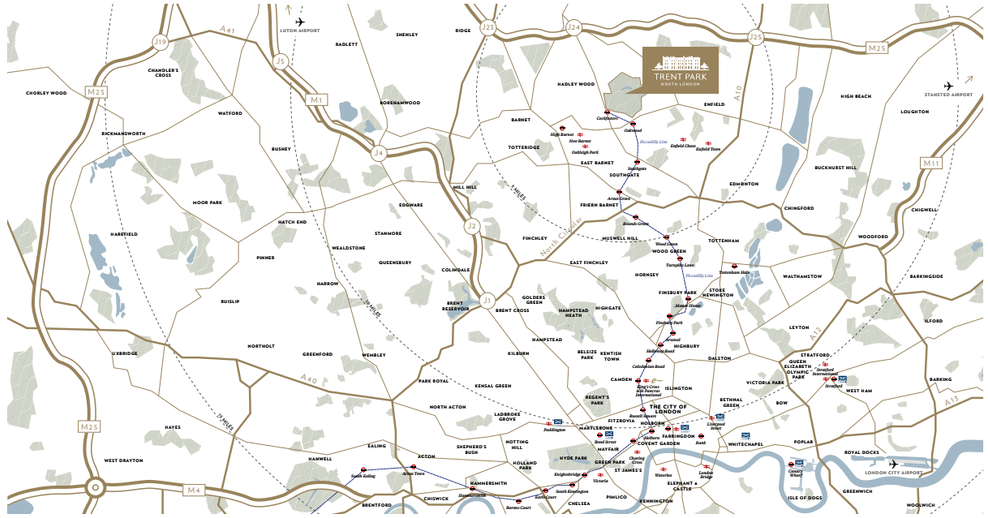
The Trent Park Lake is one of the most delightful features of the historic parkland. Its mirror-like waters are just a short stroll away from **The Royal Mews.**

## 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.








## 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 Stagg Hill/A111 and, if travelling anti-clockwise, exit the M25 from Junction 24 and at the roundabout take the 2nd exit onto Stagg 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.

## TRENT PARK SALES & MARKETING SUITE

3 Chamberlain Court
12 Daffodil Crescent
Barnet, EN4 0EZ

## CONTACT US

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