

TRENT PARK

NORTH LONDON

# 10 WALLED GARDEN

Berkeley

Designed for life

TRENT PARK
NORTH LONDON

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 WALLED GARDEN

A completely new architectural style never seen before at Trent Park, flanked on two sides by the historic wall that dates back to as early as 1813. Today The Walled Garden brings a selection of 4 & 5 bedroom homes complete with water features providing a safe and tranquil space to relax and play.

Computer generated image is indicative only and subject to change.

TRENT PARK
NORTH LONDON

# WELCOME HOME

Introducing this contemporary, interior-designed five-bedroom home located within the Walled Garden Collection at Trent Park.

TRENT PARK
NORTH LONDON

THE FAWN PALETTE

# BRINGING A LIGHT TOUCH TO YOUR INTERIORS

TRENT PARK
NORTH LONDON

# THE POWER OF SUBTLE LUXURY

TRENT PARK
NORTH LONDON

# ELEGANCE IN EVERY DETAIL

15 | 10 WALLED GARDEN

TRENT PARK
NORTH LONDON

# 10 WALLED GARDEN



Created with family life in mind, this bedroom offers a calm place to slow down at the end of the day. Soft textures, layered fabrics and warm lighting bring a sense of comfort, making it easy to relax and switch off. It's a space that feels both practical and considered, balancing everyday living with a quiet sense of ease.

Drawing on the natural beauty of Trent Park, the gentle colour palette and subtle finishes echo the greenery and open space outside. The result is a bedroom that feels settled and connected to its surroundings, creating a peaceful retreat within the home.

TRENT PARK
NORTH LONDON



Created for modern, flexible living, this home offers beautifully appointed spaces to relax, entertain, study, or work. Refined luxury and thoughtful design combine to ensure comfort for everyone who lives here.





TRENT PARK
NORTH LONDON



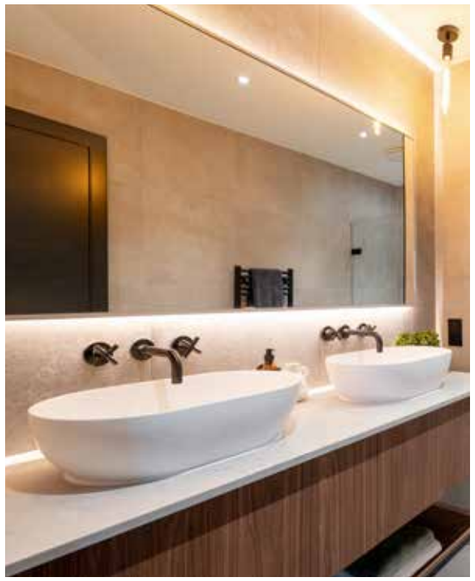


## ENSUITE SHOWER ROOM / FAMILY BATHROOM

The bathrooms feature light coloured wall and floor tiles, paired with cream coloured stone vanity units.

## MAIN ENSUITE BATHROOM

The main ensuite bathroom has an extraordinarily stylish combination of large format stone-effect tiling, and matt black taps and fittings.



10 WALLED GARDEN

# FLOORPLANS

## FIVE BEDROOM HOME

222.7 m² | 2,397 ft²

TRENT PARK
NORTH LONDON




## GROUND FLOOR

| | | |
|---|---|---|
| Kitchen/Dining/Family Room | 8.65m x 6.00m | 28′ 4″ x 19′ 7″ |
| Living Room | 6.14m x 4.49m | 20′ 1″ x 14′ 7″ |
| Utility | 4.49m x 2.26m | 14′ 7″ x 7′ 4″ |
| Rear Garden | 66.0m² | 710ft² |




## FIRST FLOOR

| | | |
|---|---|---|
| Main Bedroom | 5.77m x 3.71m | 18′ 9″ x 12′ 2″ |
| Bedroom 2 | 5.39m x 2.82m | 17′ 8″ x 9′ 3″ |
| Bedroom 3 | 4.37m x 2.78m | 14′ 3″ x 9′ 1″ |
| Bedroom 4 | 4.05m x 2.81m | 13′ 3″ x 9′ 2″ |
| Bedroom 5 | 4.05m x 2.83m | 13′ 3″ x 9′ 3″ |

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

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





TRENT PARK
NORTH LONDON

# SPECIFICATION

Elegantly designed homes with distinguished style,
Trent Park offers a foundation for extraordinary living.

## KITCHEN

- Matte finish profile edge detail cabinets
- Stone worktops and upstand
- Two under-mounted sinks
- Brushed black mixer tap
- Integrated single oven, combination microwave oven and induction hob with extractor
- Full height integrated fridge
- Full height integrated 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

## MAIN ENSUITE

- Vanity unit with washbasins and storage with wall mounted brushed black taps
- Stone vanity top
- Wall mirror with feature pendant lights
- Floor mounted WC
- Shower with low profile shower tray and glass screen/door
- Brushed black overhead shower and hand-set
- Black heated towel rail

## FAMILY BATHROOM

- Built-in vanity unit
- Semi-recessed washbasin and storage with brushed black deck mounted tap
- Stone vanity top
- Wall mirror with feature pendant light
- Floor mounted WC
- Built-in bath with glass screen
- Brushed black overhead shower and hand-set
- Black heated towel rail

## ENSUITE SHOWER ROOM

- Built-in vanity unit
- Semi-recessed washbasin and storage with brushed black deck mounted tap
- Stone vanity top
- Wall mirror with feature pendant light
- Floor mounted WC
- Shower with low profile shower tray and glass screen/door
- Brushed black overhead shower and hand-set
- Black heated towel rail

## FINISHES

- Fully fitted wardrobes and drawer pack to main bedroom
- Engineered flooring to kitchen/dining/family room, utility and hall
- Fitted carpet to living room/snug, stairs, landings and all bedrooms
- Large format floor tiles to all ensuites, bathroom and WC
- Full height tiling throughout main ensuite, family bathroom and shower room with feature tiling
- Dark grey internal doors with raised mouldings
- Black ironmongery throughout

## CLOAKROOM

- Built-in vanity unit
- Semi-recessed washbasin and storage with brushed black deck-mounted tap
- Stone vanity top
- Wall mirror with feature pendant light Floor mounted WC
- Black 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
- 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
- Black 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)



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.



## SWIMMING POOL

Trent Park's elegant open-air swimming pool, once popular with society guests of the 1920s, has been beautifully restored for residents to enjoy. Set within peaceful, private surroundings, the pool invites you to take a dip and experience its crystal-clear waters.

TRENT PARK
NORTH LONDON



## 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.





## READING ROOM

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



## GYMNASIUM

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

TRENT PARK
NORTH LONDON

# BEAUTIFUL SURROUNDS

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.





## COUNTRY PARK

The Country Park provides over 400 acres of wild woodland to explore.



## JAPANESE GARDEN

The Japanese Garden has streams, bridges and ornamental planting, and comes into its own every Spring.

## THE LONG GARDEN

The reinstatement of Sassoon's Long Garden provides the perfect place for a relaxing stroll.



## 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.





## WISTERIA WALK

In the Wisteria Walk, early summer brings cascades of blue-purple flowers. Winston Churchill was photographed there, and painted it too.



## THE LAKE

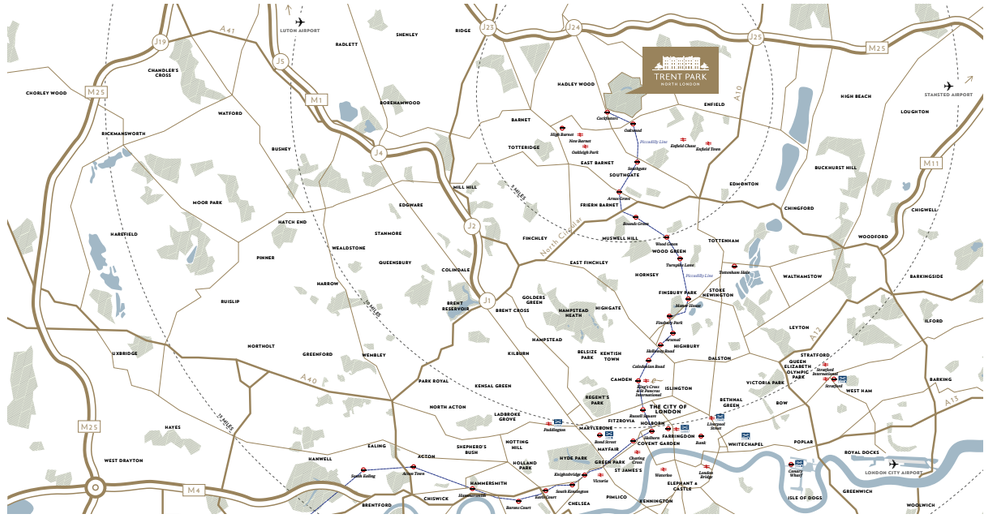
The Trent Park Lake is one of the most delightful features of the historic parkland. Its mirror-like waters are just a short stroll away from The Royal Mews.

# WELCOME TO YOUR OWN COUNTRY ESTATE





TRENT PARK
NORTH 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

(+44) 20 3005 5590

## DISCLAIMER

This material prepared by Berkeley Homes Capital and Berkeley Group (collectively "Berkeley") is intended solely for use by qualified real estate agents. Such agents are responsible for ensuring compliance with all relevant marketing guidelines and regulations when using this material. The information provided herein is for reference only and does not constitute any form of financial or professional advice. Under no circumstances shall anything in this information be deemed to be a promise, warranty, or contractual obligation of Berkeley. While the information provided herein is accurate to the best of our knowledge at the time of publication, Berkeley makes no warranty, express or implied, as to its accuracy, correctness, completeness, reliability, suitability, or timeliness. Berkeley reserves the right to modify this material without prior notice.

本资料由英国Berkeley Homes Capital和英国Berkeley集团（合称为"Berkeley"）编制 ，仅供有资格的房地产经纪使用。这些经纪有责任确保在使用本资料时遵守所有相关的 营销准则和法规。 本资料中的信息仅供参考，不构成任何形式的财务或专业建议。在任何情况下，本资料 中的任何内容均不视为Berkeley的承诺、保证或合同义务。 尽管据我们所知本资料提供的信息在发布时是准确的，Berkeley不对该信息的准确性、 正确性、完整性、可靠性、适用性或时效性作任何明示或暗示的保证。Berkeley保留修 改本资料的权利，恕不另行通知。

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 Walled Garden are marketing names and are 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/0224. Purchasing uncompleted properties located outside Hong Kong is complicated and contains risk. You should review all relevant information and documents carefully. If in doubt, please seek independent professional advice before making a purchase decision. Planning permission number: 21/02813/VAR. Borough/council issuing permission: LB Enfield.

OUR VISION 2030 TRANSFORMING TOMORROW | Berkeley Group — Proud to be a member of the Berkeley Group of companies | Investor in Customers Gold 2022

JLL | Berkeley — Designed for life



TRENT PARK

NORTH LONDON

Berkeley

Designed for life