TRENT PARK
NORTH LONDON

112

THE GLOUCESTER

THE CHAPLIN COLLECTION

Berkeley
Designed for life

TRENT PARK
NORTH LONDON

TRENT PARK

WHERE LUXURY MEETS TRANQUILLITY

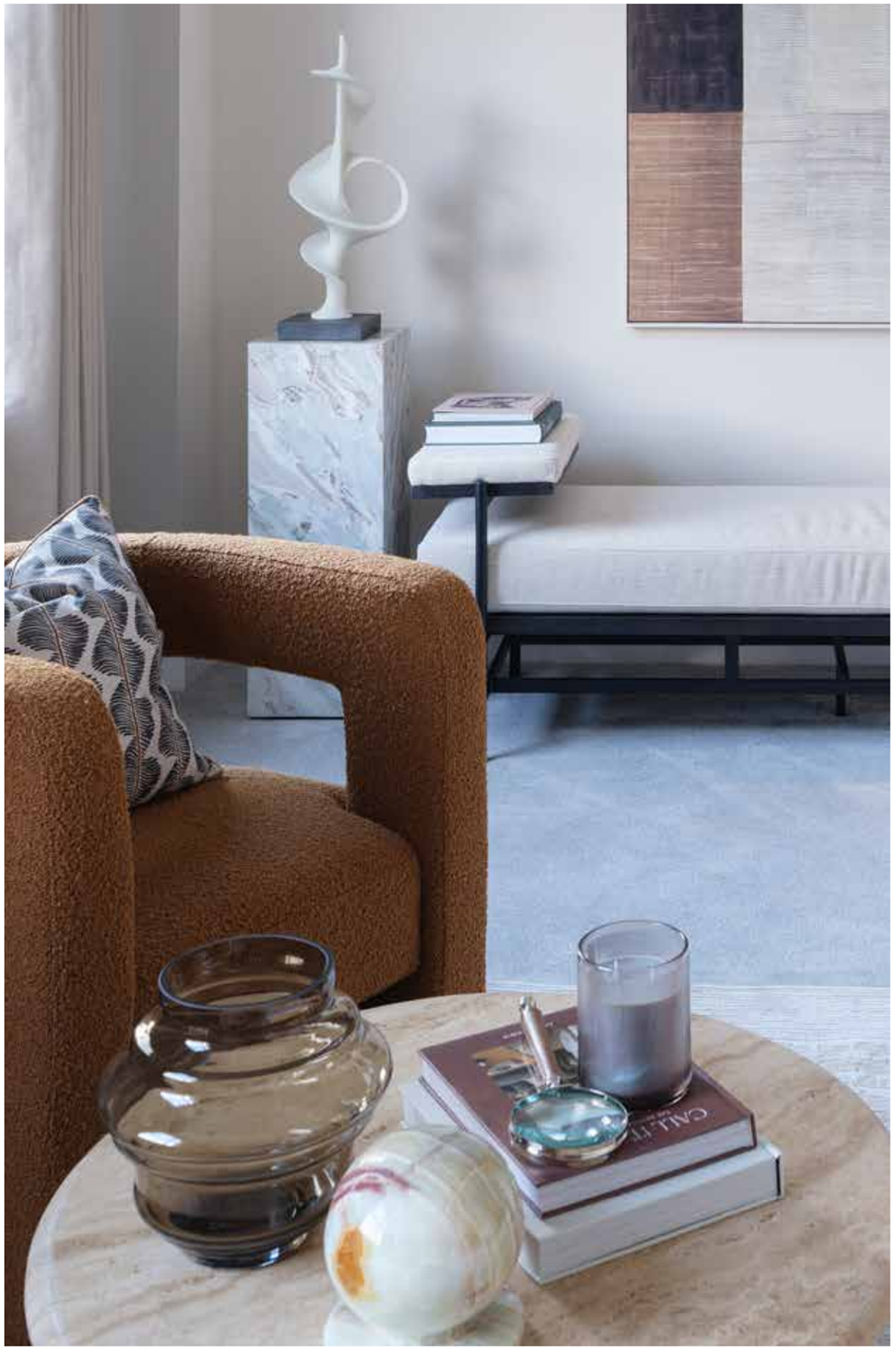
Surrounded by 413 acres of stunning English countryside, Trent Park offers the perfect retreat for those looking to combine a quintessentially English setting with fast connections into London – just 26 minutes to King's Cross.*

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



THE CHAPLIN COLLECTION

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



112

THE
GLOUCESTER

WHERE CLASSIC ELEGANCE MEETS CONTEMPORARY LIFE

Designed by Base Interiors, this beautifully dressed home combines classic elegance with modern living. The thoughtfully styled interiors extend across three expansive levels, enjoying stunning views of the daffodil lawn and the Grade II listed Mansion House–an exceptional setting rich in the charm and heritage of Trent Park.

THE SILK KITCHEN

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

AN ELEGANT SETTING FOR EVERYDAY MOMENTS

Thoughtfully styled and impeccably proportioned, this dining space offers a refined yet welcoming backdrop for daily living. Bathed in natural light and designed with comfort in mind, it transitions effortlessly from relaxed family meals to elegant evenings spent entertaining.

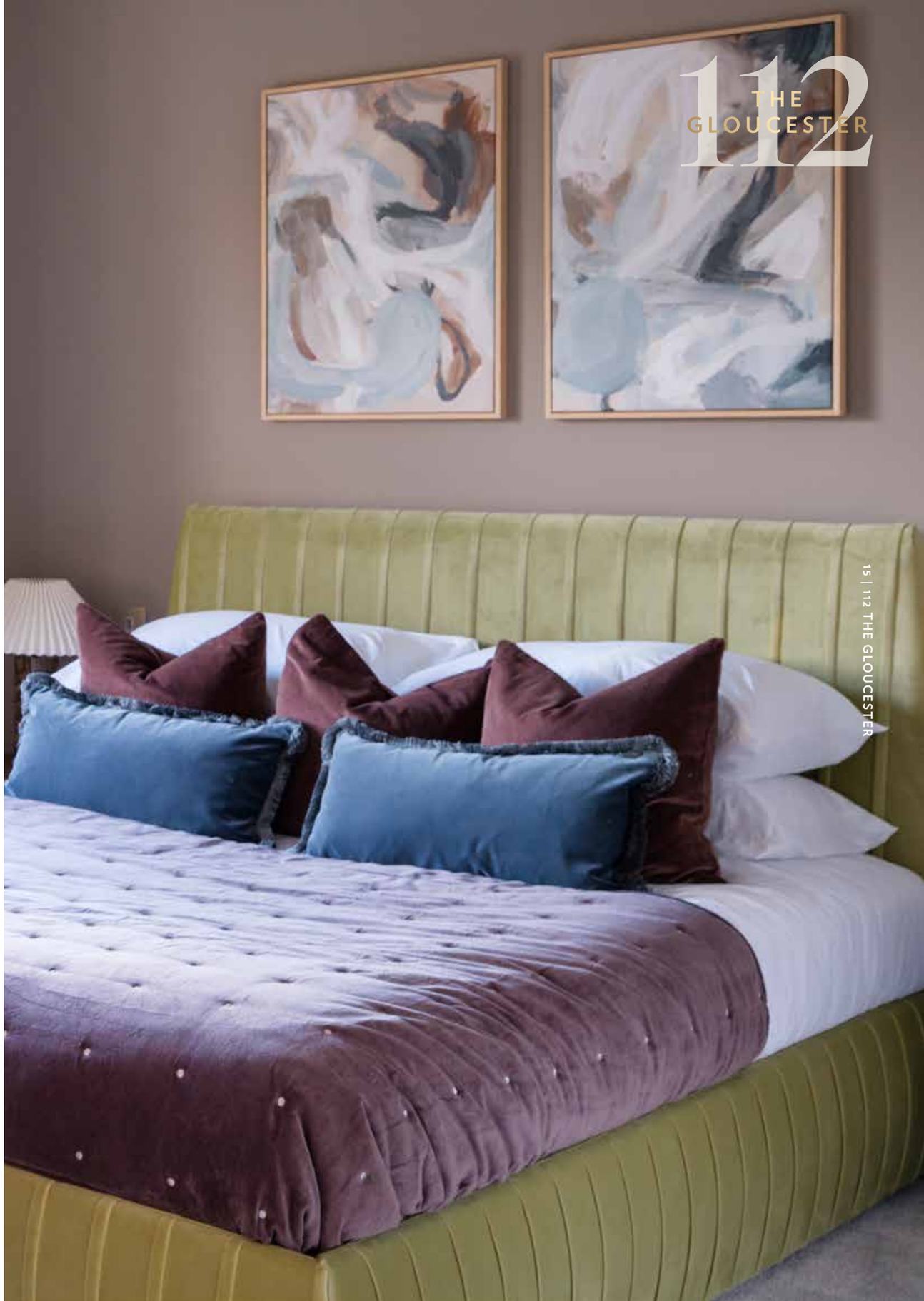
112 THE GLOUCESTER

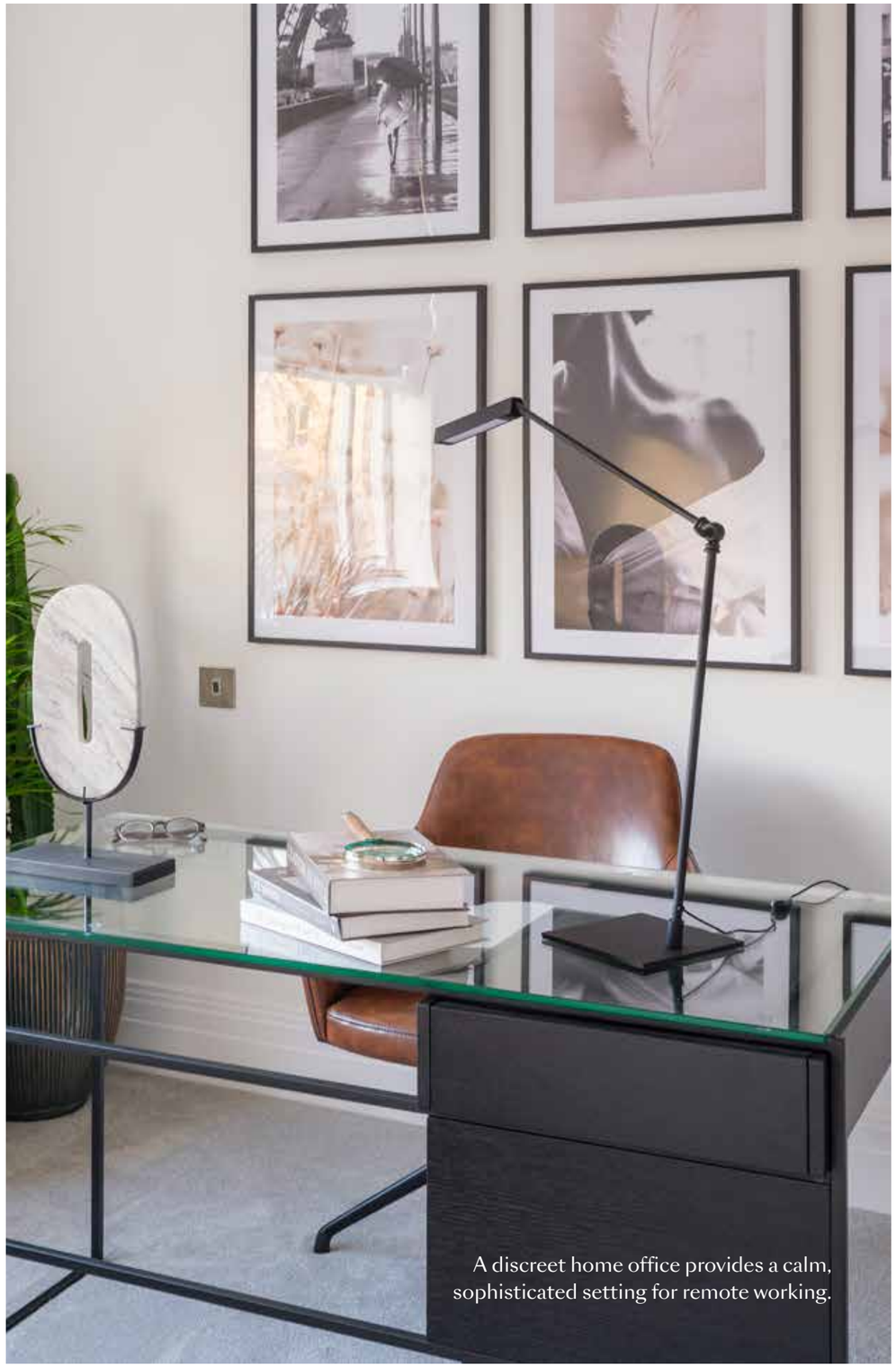
A PRIVATE SANCTUARY FOR EVERYDAY LIVING

Designed to evoke the calm of a refined retreat, the elegant bedrooms offer a beautifully considered space in which to unwind. Layered textures, bespoke detailing and a warm, inviting palette create an atmosphere of effortless comfort. Flooded with natural light and thoughtfully arranged, it is a space that encourages slower mornings, restful evenings and a true sense of home.



THE ART OF ELEGANT LIVING





A discreet home office provides a calm, sophisticated setting for remote working.

112 THE GLOUCESTER



DESIGNED TO EVOLVE WITH YOU

Generous proportions and thoughtfully considered layouts create an ideal environment for family life, offering the flexibility to evolve beautifully as your needs change.

TRENT PARK
NORTH LONDON



BATHROOM / SHOWER ROOM

The soft greys found within the bathrooms produce a contemporary and luxury feel.

112 THE GLOUCESTER

FLOORPLANS

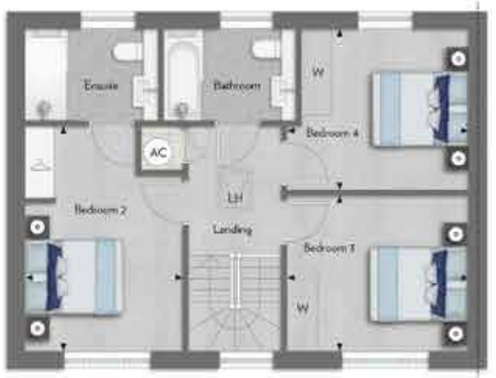
FIVE BEDROOM HOME

174 m² | 1,872 ft²

TRENT PARK
NORTH LONDON







GROUND FLOOR

Kitchen	8.65m x 5.53m	28' 4" x 18' 1"
Family/Dining Room	3.60m x 2.80m	11' 8" x 9' 2"
Garage	7.64m x 3.59m	25'0" x 11' 9"
Rear Garden	128m²	1,377ft²

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"

◄► 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

- Matt finish profile edge detail cabinets
- Stone worktops and upstand
- Double sink
- Brushed nickel hot tap
- Miele oven
- Miele combination microwave oven
- Miele large induction hob
- Siemens fridge and freezer
- Siemens washer machine and tumble dryer
- 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 ROOM

- 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)



TRENT PARK
NORTH LONDON

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.

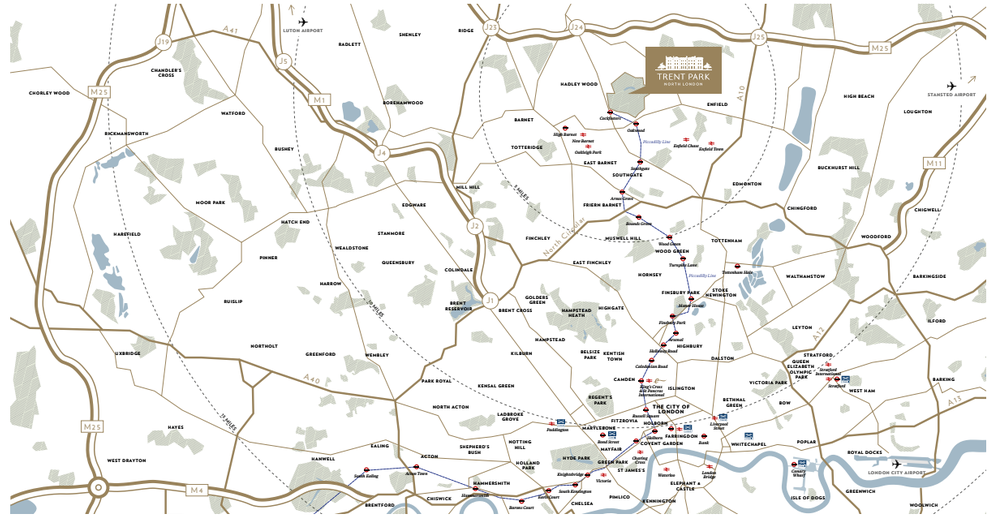


THE LAKE

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