TRENT PARK
NORTH LONDON

22 WALLED GARDEN

Berkeley
Designed for life

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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.

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WELCOME HOME

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

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THE FAWN PALETTE

BRINGING A LIGHT TOUCH TO YOUR INTERIORS

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BATHROOM / SHOWER ROOM

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



MAIN BEDROOM ENSUITE

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

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DESIGNED FOR LUXURY

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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.

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22 WALLED GARDEN

FLOORPLANS

FOUR BEDROOM HOME

198.3 m² | 2,135 ft²

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GROUND FLOOR

Kitchen/Dining/Family Room	8.65m x 5.53m	28' 4" x 18' 1"
Snug	3.60m x 2.80m	11' 8" x 9' 2"
Utility	1.92m x 2.09m	6' 3" x 6' 10"
Garage	7.11m x 3.05m	23' 3" x 10' 0"
Rear Garden	65.7m²	707ft²

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



FIRST FLOOR

Main Bedroom	8.64m x 5.05m	28' 3" x 16' 6"
Bedroom 2	5.49m x 2.82m	18' 0" x 9' 3"
Bedroom 3	4.19m x 2.80m	13' 7" x 9' 2"
Bedroom 4	4.17m x 2.82m	13' 7" 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

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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.

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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.

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BEAUTIFUL SURROUNDS

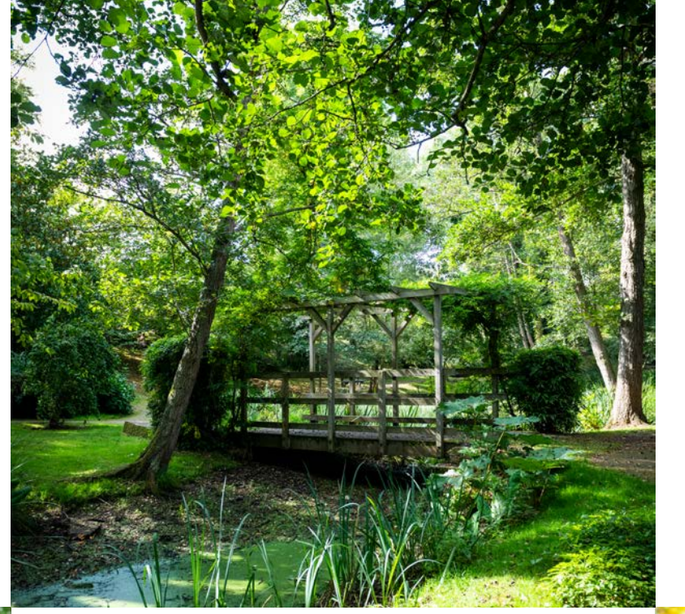
Feel the fresh English country air as you step into Trent Park, a historic retreat nestled within 413 acres of serene parkland. This exclusive community offers luxurious homes surrounded by nature's finest, just moments from central London. Enjoy the perfect blend of countryside tranquillity and modern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

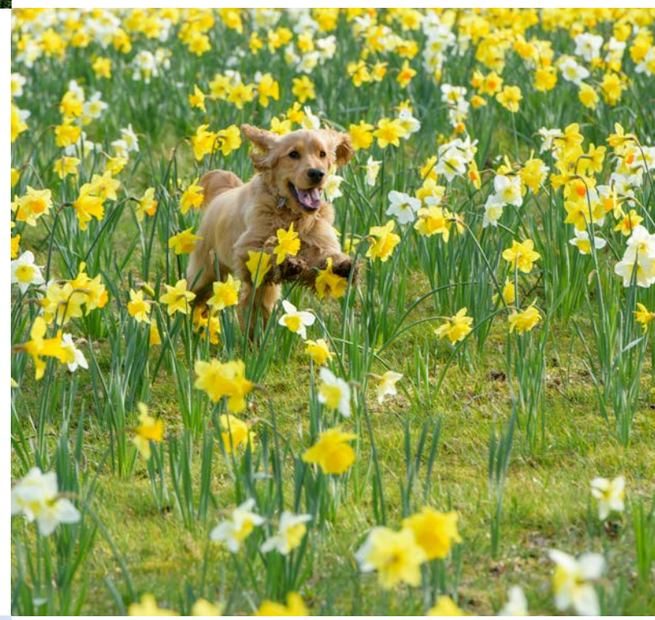
THE LONG GARDEN

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.

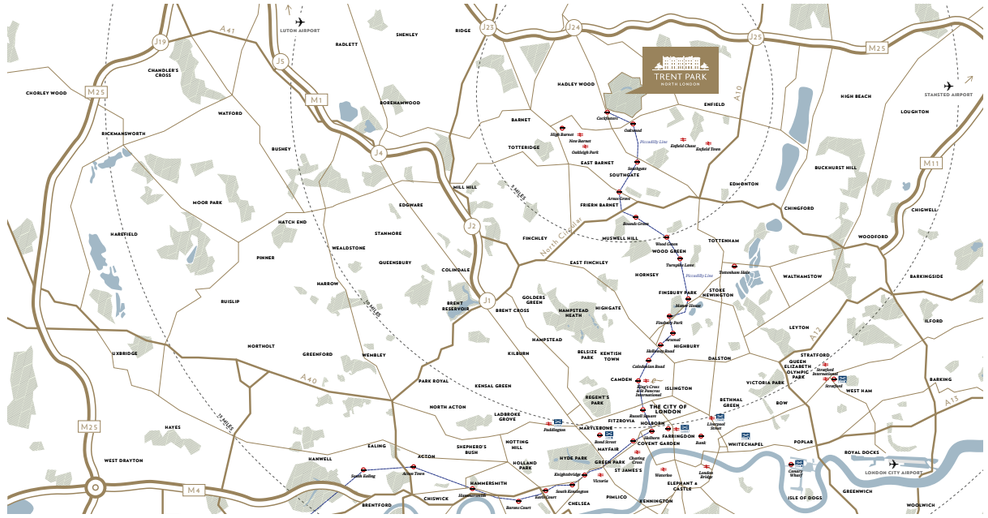


THE LAKE

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

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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 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

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