



TRENT PARK
ENFIELD, LONDON

Why buy at Trent Park?

A once in a lifetime opportunity to live within the 413 acre Trent Country Park in north London. Explore an inspired collection of 1, 2 & 3 bedroom apartments and 4 & 5 bedroom houses in the north London triangle of Oakwood.



Why buy at Trent Park?



City Convenience and Countryside Luxury

A 56 acre estate nestled in 413 acres of mature parkland in North London with only a 26 minute commute to King's Cross. Berkeley have created exquisite, luxury houses and apartments with respect to Trent Park's history and legacy!

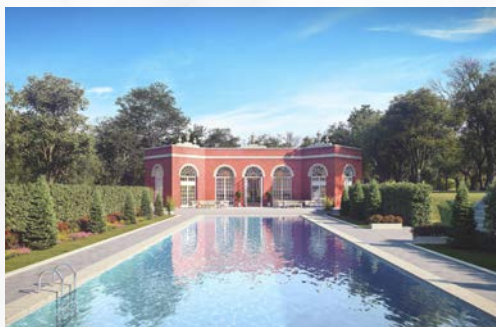
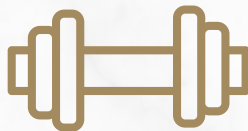
Transport Connections

- Zone 5
- 15 minutes to the M25
- 26 minutes to King's Cross Station
- 3.5km of new walking and cycling routes



Facilities

- Heated outdoor swimming pool
- Fully equipped gym
- Multiple Outdoor Tennis courts
- Gated community with 24 hour security





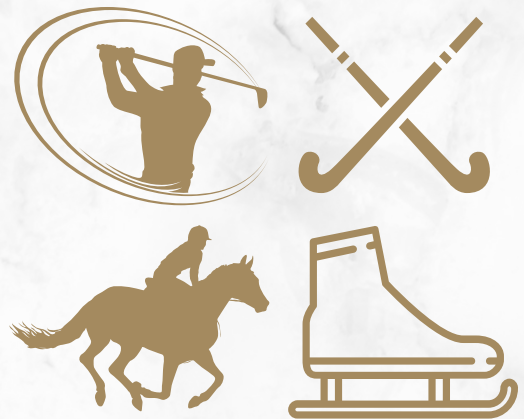
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Local Area

- Trent Park Golf Club 4 minutes away
- Trent Park Equestrian Centre 6 minutes away
- Go ape Cockfosters 2 minutes away
- Southgate Hockey Club 1 minute away
- Alexandra Palace Ice Rink 29 minutes away
- Stronghold Climbing Centre 20 minutes away
- Parkside Farm Pick your own 14 minutes away
- Impressive local restaurants and cafes.



Local Schools

- 63 schools Ofsted rated 'Outstanding' within 5 miles
- An array of local private schools to choose from in the area.



A Solid Investment

- In Barnet, house prices increased by 9.62% during the pandemic
- House prices are expected to rise to 12% by the year 2024
- 3.6% net yield average rental achieved at Trent Park
- Strong rental demand with an average of 3 weeks for an apartment/ house to be occupied at Trent Park after property has been marketed via Letting agents.
- Berkeley Group is a world class business, FTSE 100 company
- In July 2020, the UK's lowest five-year fixed rate mortgage launched, with an interest rate under one 1% - the lowest of its kind



A Sustainable Future

- Set in a natural conservation area
- 447 new trees planted
- A shuttle bus every 15 minutes to encourage public transport
- 150,000 daffodil bulbs planted
- 60 bat and bird boxes installed
- Home to 34 different species of birds
- Featuring low carbon homes which reduce carbon emissions by 48%
- SUDS drainage systems with only a 1 in 1000 risk of flooding.
- Electric charging points
- Berkeley Group's ambitious Vision 2030 is committed to protecting the future.



The Berkeley Difference

- 2-year aftercare guarantee with a professional, award winning customer service team
- 24-hour customer service hotline
- Homes ready to move in with premium appliances installed and gardens landscaped to perfection
- A choice of three high end spec colourways
- Unique landscaped green space
- Establishing communities with Resident Events to bring people together
- 10- year build warranty for extra peace of mind.



Trent Park's Legacy



History and Restoration

- Previous estate of legends Henry IV and Sir Phillip Sassoon
- Unique history with royal connections
- Grade II listed Mansion House Trent Park House is steeped in history and is currently being restored by Berkeley to its previous glory
- Restored heritage and locally listed buildings such as; The Stable Block, Rookery Lodge, Oak Lodge, The Dairy Cottage, Gardeners Cottage and Dower House



Historical Landscaping

- Daffodil lawn commissioned by Sir Philip Sassoon in 1912 still exists and restored by Berkeley
- Restoration of key landscape features including American Garden, Arboretum, Lime Tree Avenue, Wisteria Walk and Long Garden, North Lawn and the lake edge.
- Sir Winston Churchill was one of the many famous guests at Trent Park and is pictured at Wisteria Walk



What our Residents have to say..



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" It feels very much like it did as a child for me growing up in a village where everyone is friendly and looks out for each other'

" I was impressed with the view as the site was covered in lovely plants, such as daffodils, it looked gorgeous"

" The people from the sales team to the people on the maintenance are of a superb calibre."

" It's absolutely gorgeous here and I feel it's quite a privilege to live in such beautiful surroundings."

" Living at the center of a beautiful park where you've got nature at your feet, it really feels like sometimes being on holiday everyday, it just feels really special."

" Everyone works as a team here and it shows... I think Trent Park have nailed it"

