
TRENT PARK
NORTH LONDON
Come *home* to
luxury living
649 TU
Berkeley
Designed for life

INTRODUCING TRENT PARK

Trent Park is a unique, once in a lifetime opportunity, set in 56 acres surrounded by tranquil parkland. Enjoy a serene countryside way of living with room to grow, space to play and a platform for exceptional living.

Countryside calm, *historic grandeur* and *London convenience*

BERKELEY HOMES

Founded in 1976, we are a leading developer of outstanding homes and have won numerous awards for quality, design and customer service including the 2008 and 2014 Queen's Award for Enterprise in Sustainable Development, and Britain's Second Most Admired Company 2017.

26
Minutes from Oakwood to King's Cross St.Pancras Station*

Cockfosters & Oakwood underground stations only one mile away

35
Minutes to Heathrow Airport by car*

Residents' gym and restored outdoor swimming pool and outdoor tennis courts

Shuttle bus operating from Trent Park to Oakwood station 7 days a week

On-site security making Trent Park feel private & secure

Why live at Trent Park

Set within
56
Acres of Parkland

413
Acres of Trent Country Park surrounding the development

Set in an area known for excellent schools, green space and a healthy outdoor lifestyle

All Berkeley developments are designed to permanently enhance the neighbourhood in which they are located through excellence in design, sensitive landscaping, sympathetic restoration and impeccable standards of sustainability

69%
Completed homes supplied with energy from low carbon or renewable technology

Once a royal hunting ground, Trent Park offers heritage few developments can match

A rare mix of beautifully restored period homes and elegant new-build residences

Grade II listed restored buildings including: Mansion House, Orangery and The Royal Mews

Museum and cafe located within the Mansion House

Planting new trees and living roofs will provide a habitat for the existing wildlife at Trent Park

Walking and cycling routes integrated with the wider Trent Country Park

Berkeley has built a total of 19,000 homes over the last five years

98%
Customers would recommend us to a friend

Quality is key and at the heart of everything Berkeley does from planning through to completion and customer service

Key Facts

LOCATION
Trent Park, Enfield EN4 0PS

LOCAL AUTHORITY
London Borough of Enfield

TENURE
Apartments – 999-year lease
Houses – Freehold

ARCHITECTS
Purcell Architects

LANDSCAPE ARCHITECTS
Murdoch Wickham and HTA Design LLP

INTERIOR DESIGNERS
Berkeley Homes (North East London) Ltd

BUILDING INSURANCE
10 year warranty
New Build Homes | NHBC
Heritage Homes | Premier Guarantee

COMPLETION
The Mansion House Feb-April 2027

PARKING
All homes enjoy two parking spaces with garages to select houses.

COUNCIL TAX

D	£2,267.67
E	£2,771.60
F	£3,275.52
G	£3,779.45
H	£4,535.34

Over 90% Sold

Last chance to buy Trent Park





Heritage Homes

Restored heritage architecture with original detailing

Grade II Listed Building

Own a piece of history



Contemporary Homes

Contemporary architecture designed for modern living

High-specification finishes and open-plan interiors

Surrounded by landscaped gardens and green spaces





TENNIS COURTS

Enjoy access to private tennis courts set within beautifully landscaped parkland.



GYMNASIUM

A fully equipped residents' gym located within the restored historic Orangery.



SHUTTLE BUS

Exclusive residents' shuttle service providing convenient transport to Oakwood Station

At The Lawn Club, LUXURY IS PART OF EVERYDAY LIFE, with exclusive access to an outdoor heated pool, private tennis courts and elegant wellness spaces, all designed to bring ease to Trent Park living.



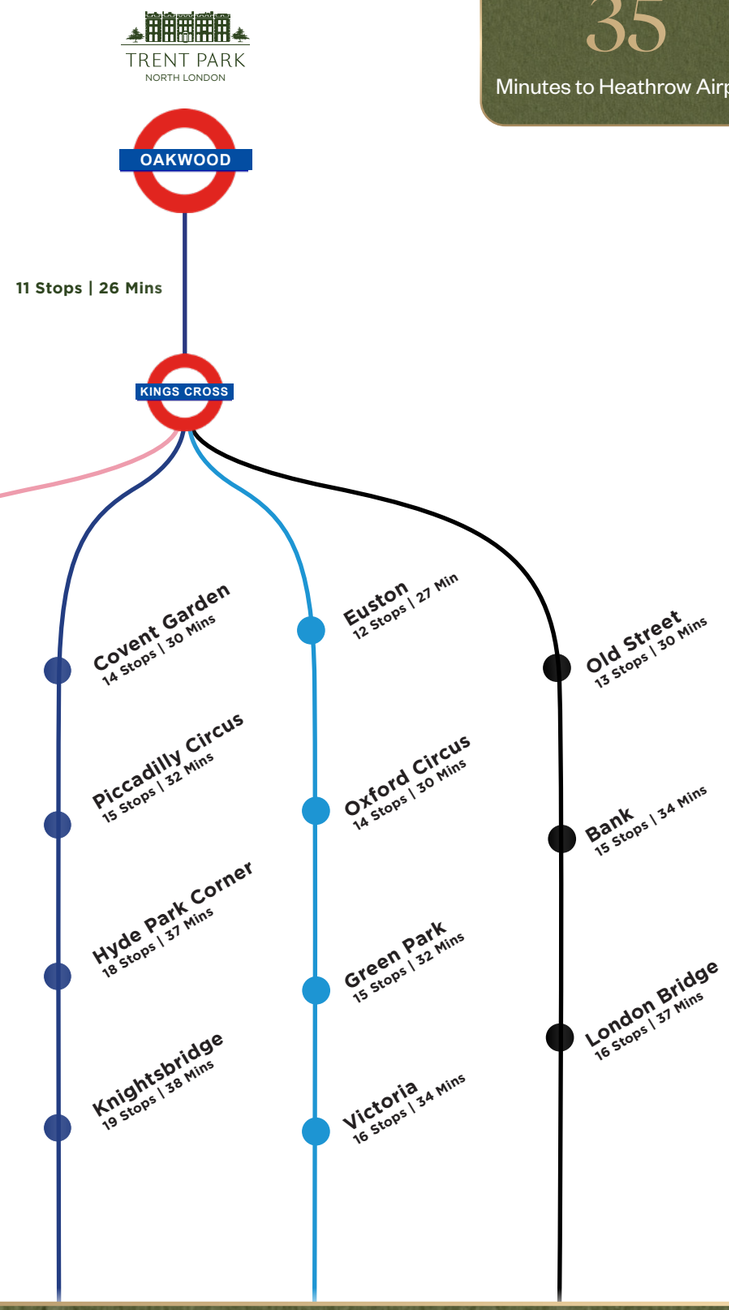
Connections

You can **reach King's Cross in just 26 minutes** via the Piccadilly Line, placing the entire capital at your fingertips. Whether it's the West End's cultural delights, the financial district's business hubs, or London's world-class shopping and dining, you're seamlessly connected.

26
Minutes to Kings Cross

35
Minutes to Canary Wharf

35
Minutes to Heathrow Airport



Education

For families, this location is hard to beat, with an excellent selection of nursery, primary and secondary schools close by.



PRIMARY SCHOOLS

- 1.3 MILES — 8 9 — Vita et Pax School
- 1.4 MILES — 9 9 — De Bohun Primary School
- 1.7 MILES — 7 9 — Eversley Primary School
- 1.7 MILES — 8 10 — Oaktree School
- 2.0 MILES — 10 9 — Salcombe Preparatory School
- 2.0 MILES — 11 7 — Trent CE Primary School
- 2.1 MILES — 9 10 — Merryhills Primary School
- 2.7 MILES — 11 14 — Grange Park Preparatory School
- 3.3 MILES — 14 19 — Lyonsdown School
- 3.6 MILES — 14 19 — Edmonton County School
- 5.9 MILES — 19 23 — St. John's School Preparatory

NURSERY SCHOOLS



- 1.2 MILES — 7 8 — Shining Stars Day Nursery
- 1.4 MILES — 7 9 — Blue Planet Montssori
- 1.6 MILES — 8 10 — Stars Nursery Southgate
- 2 MILES — 9 10 — Salcombe Day Nursery
- 3.1 MILES — 13 11 — Livingstone Primary & Nursery
- 3.3 MILES — 13 11 — Twinkle Stars Montessori



SECONDARY SCHOOLS

- 1.3 MILES — 8 9 — Southgate School
- 2.1 MILES — 10 10 — East Barnet School
- 2.3 MILES — 11 14 — Ashmole Academy
- 2.3 — 9 11 — Highlands School
- 3.3 — 14 12 — Jcoss
- 3.7 — 16 22 — St Anne's Catholic High Schoool
- 4.2 — 16 20 — The Latymer School
- 4.4 — 16 21 — Mount House School
- 5.1 — 7 8 — Queen Elizabeth's Grammar School
- 5.9 — 17 23 — St Johns Senior School
- 10 — 33 57 — Haberdasher's

Did *You Know...*

Trent Park spans over

413 ACRES

of protected parkland.

Larger than Hyde Park and comparable in scale to some of London's Royal Parks.



100%

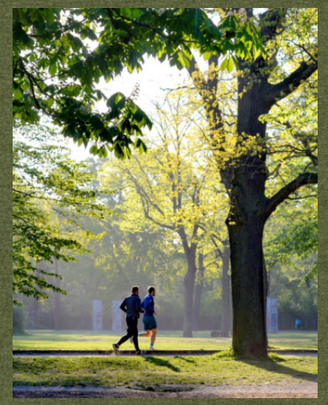
of state-maintained schools in the London Borough of Enfield are rated **'Good' or 'Outstanding'** by Ofsted. The places Trent Park among a small group of London boroughs achieving complete top-tier coverage.



Approximately

1/3

of neighbouring Barnet is dedicated to **parks and open land**, helping create a rare North London postcode where **countryside-scale greenery meets Zone 5 connectivity.**



TRENT PARK
NORTH LONDON

ESTATE SERVICE CHARGE

Payable by all residents of £1.85 per sq.ft and includes:
Estate management running costs. Security Shuttle bus to take residents to the Snakes Lane junction 7 days a week. General repairs & maintenance to the grounds.

HOUSES

Total Estate Charge payable is £3.43 per sq.ft.

APARTMENT BLOCK CHARGE

Payable by apartment residents only, £5.39 - £5.74 per sq.ft and includes: Apartment block maintenance, repairs and cleaning. Gym, pool and residents' facilities.

GROUND RENT

For all reservations from 30thJune 2022, in line with Government legislation, a peppercorn rent will be applicable to all apartments.

PAYMENT TERMS

1. A booking deposit is payable upon reservation: £2,000 deposit for apartments, £5,000 deposit for 2-5 bedroom houses
2. Exchange of contracts to take place within 21 days of reservation
3. 10% of the purchase price is payable on exchange of contracts (minus the reservation fee)
4. An advance instalment of 10% of the purchase price is payable 6 months after exchange of contracts
5. Balance of 80% is payable upon completion

CONTACT US

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trent-park.co.uk

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