



TRENT PARK  
ENFIELD, LONDON

# Where *Luxury* Meets Tranquility



## LEGACY LIVING

Explore an inspired collection of 1, 2 & 3 bedroom apartments and 2, 3, 4 & 5 bedroom houses set in captivating natural historic grounds, moments from Oakwood & Cockfosters. A quiet escape from central London, Trent Park offers a local lifestyle with easy access to a great range of surrounding amenities, just a short drive to the M25 and a 26 minute tube journey to King's Cross.

Computer generated image of the restored Trent Park House at Trent Park, indicative only.

**Berkeley**  
Designed for life

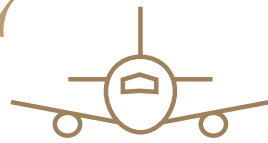


#### INTRODUCING TRENT PARK

Trent Park is a unique, once in a lifetime opportunity, set within 413 acres of tranquil parkland. Enjoy a serene countryside way of living, with room to grow, space to play and a platform for an exceptional way of life.

# 413

Acres of Trent Country Park surrounding the development



# 60

Minutes to Heathrow Airport by car\*



Walking and cycling routes integrated with the wider Trent Country Park



Proposed new museum complete with café

## Reasons to buy at Trent Park



Outdoor tennis courts



Residents' gym and restored outdoor swimming pool

# 26

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



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

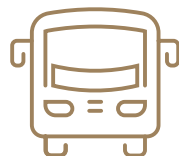


Grade II listed restored buildings including: The Trent Park House, Orangery and locally listed Stable Block



Cockfosters & Oakwood underground stations only 1.1 mile away

Both on the Piccadilly line – 24hr tube operating Friday and Saturday



Shuttle bus operating from Trent Park to the top of Snakes Lane 7 days a week



Minute drive to M25, Junction 24\*

\*All times, excluding car travel, are based on travelling at 7.30am on a weekday. Sources: tfl.gov.uk and Google maps.

#### 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, and Gold in the WhatHouse? Awards 2024

# 97.5%

customers would recommend us to a friend



Berkeley Homes has built a total of 19,600 homes over the last five years



All Berkeley Homes 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

## Buying with Berkeley Homes

QUALITY is key and at the heart of everything we do, from planning through to completion and customer service.



BERKELEY STAFF have raised £6M to help people who NEED A HOME, a JOB or our CARE and SUPPORT.

The Berkeley Foundation has committed over £23 million to more than 100 charities

# 56

Biodiversity Net Gain strategies underway

# £13.3B

contribution to the UK economy in the last 5 years

### BERKELEY APPRENTICESHIP SCHEME

740+ apprentices across our workforce

# 100%

homes submitted for planning designed to incorporate recycling facilities



# Key Facts about Trent Park



**LOCATION**  
Trent Park, Enfield EN4 OPS

**LOCAL AUTHORITY**  
London Borough of Enfield

**TENURE**  
Apartments – 999-year lease  
Houses – Freehold

**ARCHITECTS**  
Purcell

**Previous projects include:**  
Award-winning Purcell have over seven decades of experience and are experts in complex, sensitive scenarios – both historic and new build. Previous work includes projects for Crown Estates, Tower Bridge, St Pancras Station and Kensington Palace.

**LANDSCAPE ARCHITECTS**  
Murdoch Wickham is an award-winning design-led practice with an

exceptional portfolio of landscaping projects for Berkeley Homes including Goodman's Fields, Kidbrooke Village and Woodberry Down.

**HTA Design LLP**, specialising in placemaking, is an award-winning practice with nearly 50 years' experience. Previous projects for Berkeley Homes include Royal Wells Park and Saffron Square.

**INTERIOR DESIGN**  
Berkeley Capital East London

**BUILDING INSURANCE**  
NHBC Premier Guarantee, 10 Years

**COMPLETION**  
Walled Garden – Completed  
The Royal Mews – Completed  
The Chaplin Collection – Q1 2025  
Trent Park House – Q2/Q3 2026

**PARKING**  
At least one parking space is allocated to each property with garages to a selection of houses.

**COUNCIL TAX FOR 2024-25**

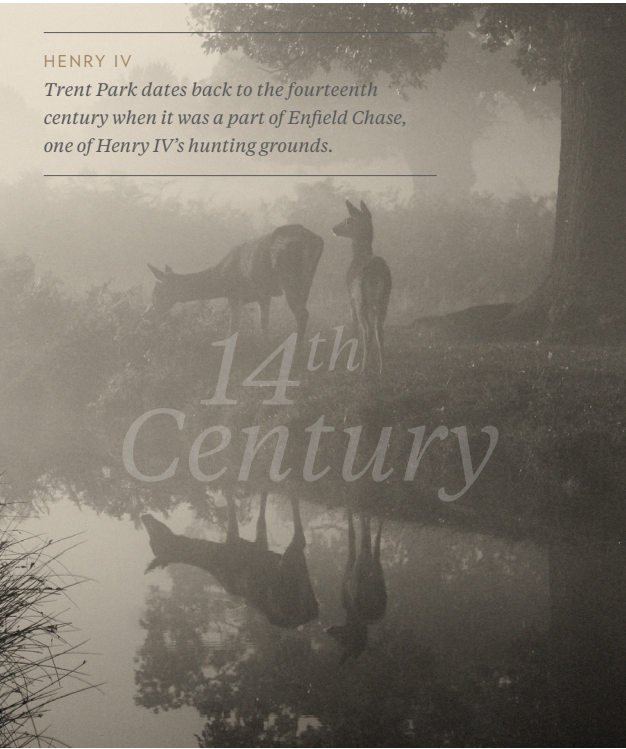
A	£1,376.99
B	£1,606.48
C	£1,835.98
D	£2,065.48
E	£2,524.48
F	£2,983.47
G	£3,442.47
H	£4,130.96

*Table of the 2024-2025 council tax figures. Source: [www.enfield.gov.uk](http://www.enfield.gov.uk) Please be advised this is subject to change and is listed as indicative only.*



SHAPED BY HISTORY

The backstory to Trent Park unveils its legacy and legendary status. On these grounds, Royalty hunted on horseback. In the Mansion House, the highest of society celebrated and in its rooms British Intelligence brought down the enemy. This timepiece legacy is now writing its next chapter.



**THE HOST WITH THE MOST**  
Sir Philip Sassoon was a British politician, art collector and social host, entertaining many celebrity guests at Trent Park.

**1920**

SIR PHILIP SASSOON

SIR WINSTON CHURCHILL

THE QUEEN MOTHER

**SECOND WORLD WAR**  
During the Second World War, Trent Park was used as a centre to extract information from captured German officers.

**1939**

Uncovering the secrets of war

**COLLEGE CONVERSION**  
In 1950 it became the Trent Park College of Education, a constituent college of the University of London, Institute of Education a residential, co-educational training college.

**1950**

**MIDDLESEX UNIVERSITY**  
In 1974 Trent Park College of Education became part of Middlesex Polytechnic, which itself became Middlesex University in 1992.

**1992**



- NURSERY SCHOOLS**
- 1 Shining Stars Day Nursery
  - 2 Blue Planet Montessori Nursery School
  - 3 Stars Nursery Southgate
  - 4 Salcombe (Day Nursery & Preparatory)
  - 5 Livingstone Primary & Nursery School
  - 6 Twinkle Stars Montessori Nursery
- PRIMARY SCHOOLS**
- 1 Vita et Pax School
  - 2 De Bohun Primary School
  - 3 Eversley Primary School
  - 4 Oaktree School
  - 5 Trent CE Primary School
  - 6 Merryhills Primary School
  - 7 Grange Park Preparatory School
  - 8 Lyonsdown School
  - 9 Edmonton County School
  - 10 St. John's Preparatory School
- SECONDARY SCHOOLS**
- 1 Southgate School
  - 2 East Barnet School
  - 3 Ashmole Academy
  - 4 Highlands School
  - 5 JCoSS
  - 6 St Anne's Catholic High School
  - 7 The Latymer School
  - 8 Mount House School
  - 9 Queen Elizabeth's Grammar School
  - 10 St. John's Senior School
  - 11 Dame Alice Owen's School

ACTIVITIES AND INTEREST ON YOUR DOORSTEP

Life at Trent Park is about discovering natural healthy living, reflected in activities to savour at your pace.

- GYM & OUTDOOR POOL
- TENNIS COURTS
- WILDLIFE RESCUE, CAFÉ AND GIFT SHOP
- PROPOSED TRENT PARK MUSEUM AND CAFÉ
- GO APE TREE TOP ADVENTURE
- TRENT PARK EQUESTRIAN CENTRE
- TRENT PARK GOLF COURSE
- WALKING AND CYCLING TRAILS
- TRENT PARK CAFÉ
- SOUTHGATE HOCKEY CLUB



CONNECTIONS

FROM OAKWOOD BY UNDERGROUND	
KING'S CROSS ST. PANCRAS	26 mins
VICTORIA	35 mins
BOND STREET	36 mins
BANK	39 mins
FROM TRENT PARK BY CAR	
M25 (J24)	14 mins
HATFIELD	18 mins
WATFORD	26 mins
LUTON AIRPORT	28 mins
HEATHROW AIRPORT (T5)	35 mins
STANSTED AIRPORT	40 mins
WEMBLEY	45 mins
LONDON CITY AIRPORT	50 mins
CANARY WHARF	50 mins

All times, excluding car travel, are based on travelling at 730am on a weekday. Sources: tfl.gov.uk and Google maps.

EDUCATION OPPORTUNITIES

Trent Park is the perfect base for a young family to grow, develop and gain a good education.



North London has some of the most renowned and aspirational schools in the UK, with some of the finest only a few minutes drive away from Trent Park.

Trent Park also offers access to some of London's world class universities including globally respected London School of Economics, King's College London and Imperial College London to name just a few. Newly redeveloped King's Cross, just 26 minutes from Oakwood Underground Station, is the home of Central Saint Martins - UAL, internationally outstanding in the creative arts.

A selection of distinctive nursery, primary and secondary schools minutes from TRENT PARK.



## THE BERKELEY VISION FOR TRENT PARK

*Within this historic and countryside setting, this development of over 260 dwellings and on-site amenities will enrich Trent Park. Modern apartments and family homes connect to form a village community in a unique and prestigious location.*



Computer generated image of Trent Park, indicative only.

### ESTATE SERVICE CHARGE (BUDGETED ESTIMATE) INCLUDES:

Estate management running costs, security, daily shuttle bus to take residents to the Snakes Lane junction 7 days a week. General repairs & maintenance to the grounds and landscaping. Gym, pool and residents' facilities.

### HOUSES

Total service charge payable is £2.80 per sq.ft.

### HERITAGE APARTMENT BLOCK CHARGE

Total service charge payable for Trent Park House is £4.89 per sq.ft and includes: Apartment block maintenance, repairs and cleaning.

Total service charge payable for The Royal Mews is £4.35 per sq.ft and includes: Apartment block maintenance, repairs and cleaning.

### GROUND RENT

All reservations from 30th June 2022, in line with Government legislation, a Peppercorn Rent will be applicable to all leasehold properties.

### CONTACT US

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**W:** Trent-Park.co.uk

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### PAYMENT TERMS

- 1. A booking deposit is payable upon reservation:**  
£2,000 deposit for apartments  
£5,000 deposit for houses.
- 2. Exchange of contracts to take place**  
Within 28 days of reservation.
- 3. 10% of the purchase price is payable**  
On exchange of contracts (minus the reservation fee).
- 4. Balance of 90% is payable upon completion**

Service Charge estimates are indicative only and may be subject to change.

### DISCLAIMER

Please be aware that these details are intended to give a general indication of properties available and should be used as a guide only. The company reserves the right to alter these details at any time. The contents herein shall not form any part of any contract or be a representation including such contract. These properties are offered subject to availability. Applicants are advised to contact the sales office or the appointed agents to ascertain the availability of any particular type of property so as to avoid a fruitless journey. The property areas are provided as gross internal areas under the RICS measuring practice 6th edition recommendation. Computer generated images of Trent Park are indicative only. Lifestyle images are indicative only. \*Times, excluding car travel, are based on travelling at 7.30am on a weekday. Sources: tfl.gov.uk and Google maps. February 2019.

