

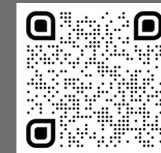
# LYON HOUSE

TRENT PARK - EN4

THOMAS  
JAMES 



- 2 BEDROOMS
- 2 BATHROOMS
- UNDERGROUND PARKING
- NEW HOME
- GYM, POOL, TENNIS COURTS
- SET IN 415 ACRES OF PARKLAND



FOR SALE  
£800,000  
LEASEHOLD



# LYON HOUSE

TRENT PARK - EN4



## NEW APARTMENT

£800,000

### IN BRIEF

This two bedroom apartment on the second floor of Lyon House in the fabulous Trent Park development has a private balcony and an allocated parking space. Set in 413 acres of parkland, this pioneering new community of over 250 homes offers a unique opportunity to live in an idyllic historic rural setting just a 26 minute tube journey from King's Cross. The wide range of amenities includes a free shuttle bus to the tube, an outdoor pool and tennis courts, and a gym.

### PROPERTY DESCRIPTION

This fabulous two bedroom apartment is a spacious 848 sq ft and has its own private balcony with views over the beautiful landscaped communal gardens. There's a great feeling of space and light throughout, with east-facing double glazed floor to ceiling windows in the main open plan living space and both double bedrooms.

The large living room is over 23 ft long, and has plenty of space for prep and cooking, dining and relaxing or entertaining. Glazed sliding doors provide views across the development and a seamless transition to the private decked balcony, extending the living space outdoors where there's plenty of space for an outdoor table and chairs.

A well-equipped kitchen is tucked neatly at the rear of the room, with smart navy fitted wall and floor cabinets that house integrated appliances.

The main bedroom measures 15'5" by 10'3" and has an L-shape of bespoke wardrobes at the entrance, creating a small dressing area. The second bedroom is also a double, with ample space for a large double bed and bedroom furniture

SC: £4147 PA  
LEASEHOLD 999YRS  
COUNCIL TAX BAND F  
EPC RATING B  
UNDERFLOOR HEATING  
RESIDENTS SHUTTLE  
BUS



# LYON HOUSE

TRENT PARK - EN4



## VIDEO



## TRANSPORT



## PROPERTY DESCRIPTION CONTINUED...

Both bedrooms have full height east-facing picture windows – great for morning sun – and downlighters, and are carpeted for comfort.

The luxurious hotel-style bathroom is fully tiled and has a contemporary suite that includes a bath with an overhead shower and glass screen, and a fitted washbasin and WC, with a bespoke cupboard that conceals the cistern and provides a handy shelf. A large mirrored cabinet above the washbasin with feature lighting, and a heated chrome towel rail complete the luxe look.

Built by leading housebuilder Berkeley, the property has been finished to a very high standard, with a contemporary interior with high spec fixtures and fittings. The intelligent layout of the apartment allows for plentiful storage, including two full height cupboards in the hallway, one of which is a utility cupboard.

The apartment has an allocated parking space in the gated underground car park, which also has a secure cycle store and lift access.

## LOCAL LIFE

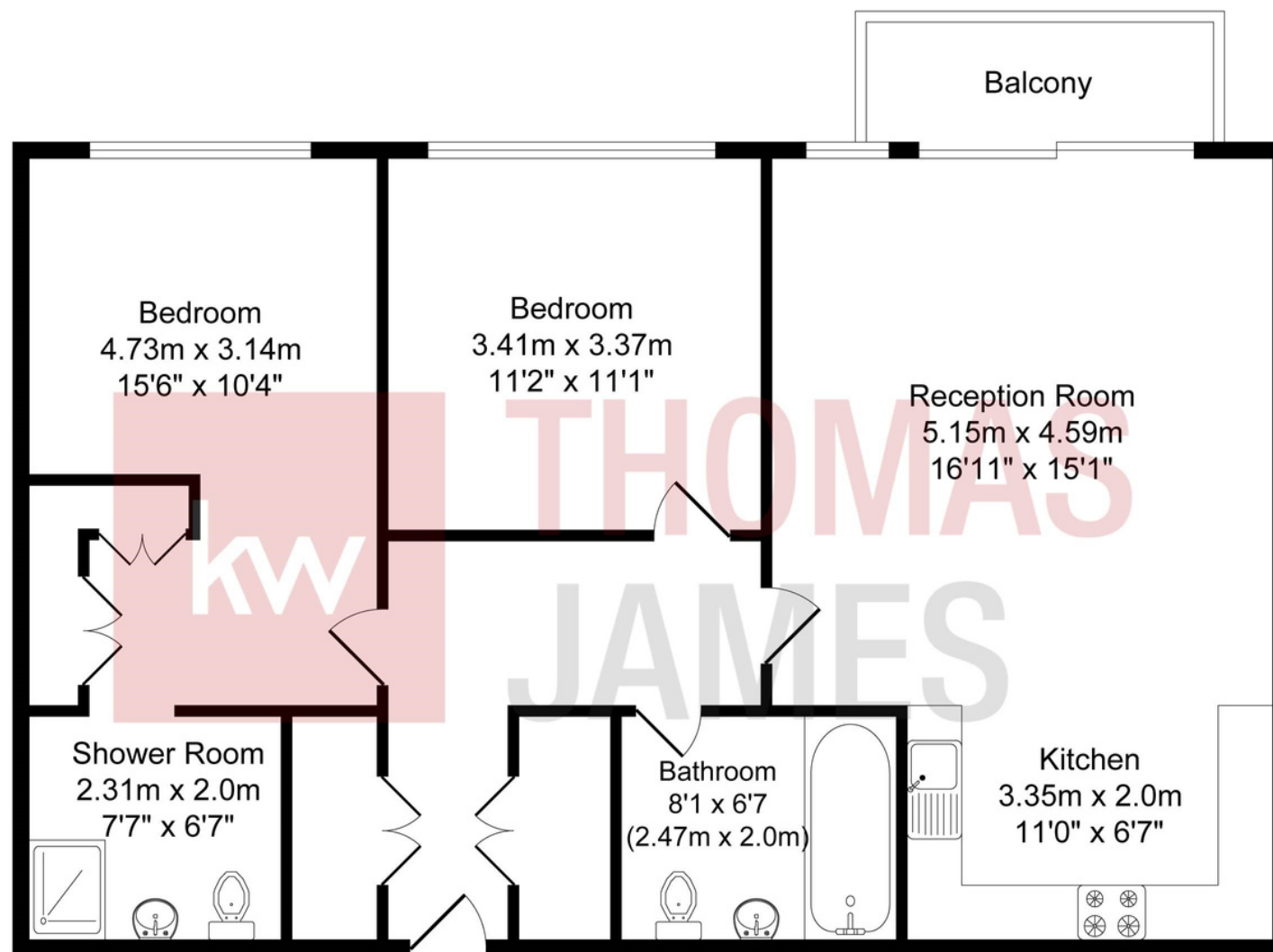
The -surrounding parkland includes meadows, a lake and mature woodland, all criss-crossed by paths and cycle trails.

The many amenities include an outdoor pool, tennis courts, a gym with equipment and a yoga and pilates studio.

-A regular free shuttle bus service provides takes you in mere minutes from the development to Cockfosters tube station. This is the terminal station on the Piccadilly Line, more or less guaranteeing you a seat on the direct sub-30 minute journeys into the centre of the capital.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Second Floor  
81.74 sq.m. (879.84 sq.ft.) approx.



**TOTAL FLOOR AREA : 81.74 sq.m. (879.84 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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