



**THE ROYAL MEWS**  
AT TRENT PARK





A **carefully considered** conversion of one of the few remaining historic buildings located within the 413 acre Trent Park estate. A selection of homes benefiting from enviable views across the Daffodil Lawn towards the Grade II Listed Mansion House and restored landscaping of the Long Garden, The Royal Mews is **perfectly positioned** within this sought after development.

*The focus on quality homes in a stunning historic setting is transforming Trent Park into a vibrant and successful community. The Royal Mews is the latest addition to the unique homes of Trent Park, a quiet escape from London with excellent connections from Oakwood and Cockfosters.*



Photo: Queen Mary at Trent Park

## Grand Design

With **direct links** to the estate's past, the Royal Mews forms part of the Trent Park conservation area. The building's idiosyncratic design and extravagant external detailing has created a number of unique homes, all with different internal layouts and a **meticulously crafted** specification.





Built in the late 18th century for owner Sir Richard Jebb it was later extended in the Victorian gothic style to form the courtyard. Today this is one of The Royal Mews' chief attractions, giving residents a sense of privacy and seclusion.

These are homes designed for the way you want to live. Some have spacious open plan kitchen/living areas, suitable for entertaining. Others are traditionally configured, with more intimate living spaces, but still bright and welcoming.



There are apartments and mews houses with 2, 3 and 4 bedrooms in The Royal Mews, most with ensuite facilities, an indication of the exceptional luxury offered.

## Beautiful Surrounds

Many of Trent Park's garden features were laid out in the 1920s and 1930s, when The Mansion House was a focus for high society gatherings. Berkeley has reinstated and restored the gardens to enhance the **rich quality of life** enjoyed by today's residents.



### JAPANESE GARDEN & COUNTRY PARK

*The Japanese Garden has streams, bridges and ornamental planting, and comes into its own every Spring. In contrast, the Country Park provides over 400 acres of wild woodland to explore.*



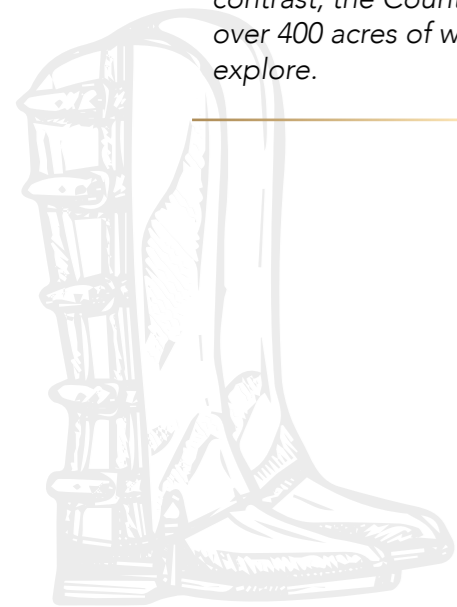
### THE LAKE

*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.*



### LONG GARDEN & WISTERIA WALK

*The reinstatement of Sassoon's Long Garden provides the perfect place for a relaxing stroll. In the Wisteria Walk, early summer brings cascades of blue-purple flowers. Winston Churchill was photographed there, and painted it too.*



## Beautiful Surrounds

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.



Outdoor heated swimming pool



The Lawn Club Gym

## GYMNASIUM

Set in the historic orangery, The Lawn Club gymnasium is well equipped and has the advantage of views over the swimming pool.

## TENNIS COURTS

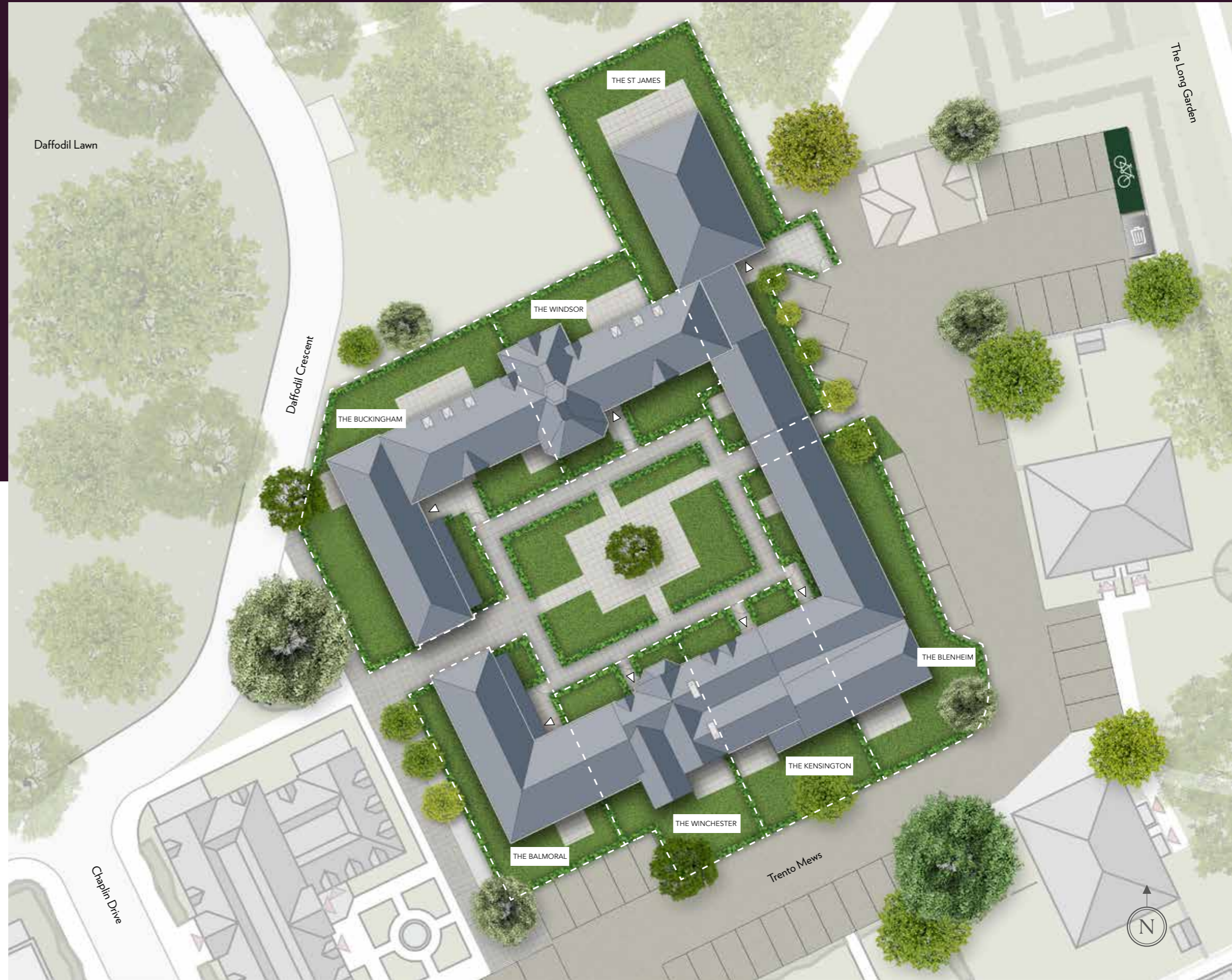
Life in Trent Park is about a naturally healthy way of life, with activities that you can enjoy at your own pace. Discover the tennis courts located in a peaceful woodland setting.





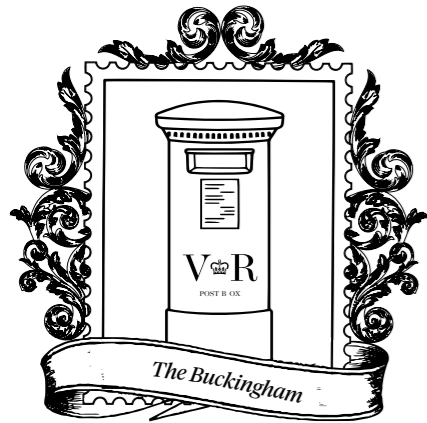
PRIVATE COURTYARD

The Victorian stables benefit from their own outdoor space in the form of a private garden, and the enclosed courtyard, which has been landscaped to offer residents a tranquil outlook.

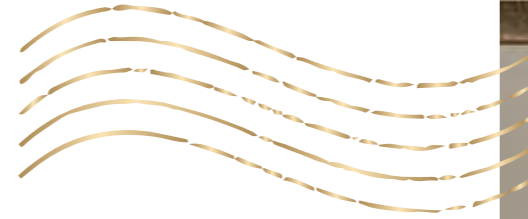


- △ Entrance to houses
- 🚲 Cycle Storage
- 🗑️ Bin Storage

The site plan is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at any time without notice.



INTRODUCING  
**The Buckingham**



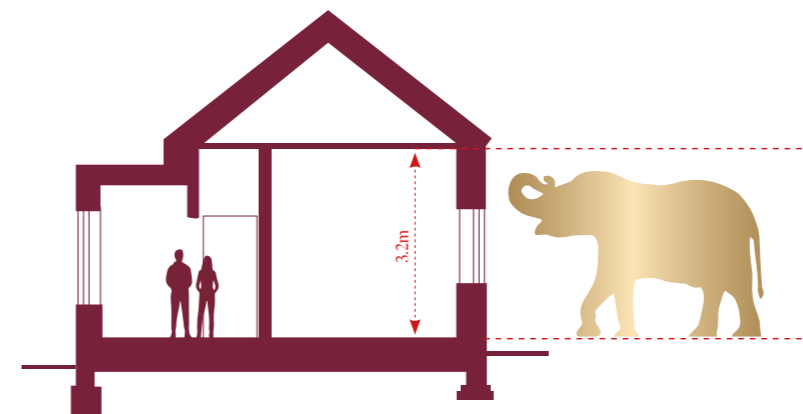
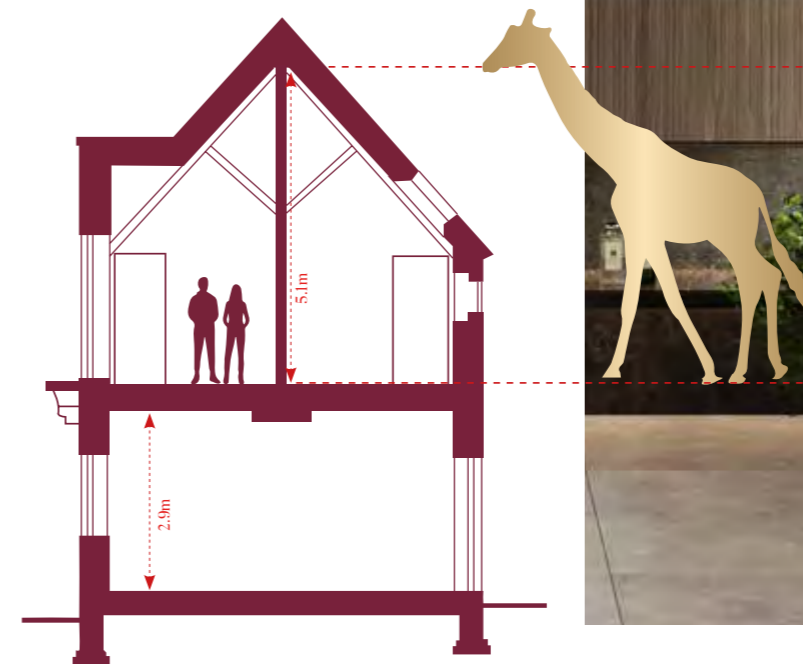
The Historical Mailbox: A Timeless Connection from Sassoon Residences to University Life



During the opulent residences of the Sassoon period, it was customary for individuals to gather and engage in letter writing and responding to correspondence. A footman or butler was responsible for collecting the mail and placing it inside a mailbox.

The mailbox's placement in this particular spot was a whimsical creation by Phillip Sassoon.

Remarkably, it continued to serve as a functional mailbox from the reign of Queen Victoria right up to the conclusion of the university era. In the pre-internet era of the 1960s and 1970s, students frequently utilized this mailbox to send letters to their families, submit their PhDs, and deliver dissertations.



Computer-generated images are indicative only



PLOT 1

Total Internal Area:	230 m <sup>2</sup>	2,476 ft <sup>2</sup>
Garden Area:	157.7 m <sup>2</sup>	1,697.3 ft <sup>2</sup>
Courtyard	56.9 m <sup>2</sup>	611.9 ft <sup>2</sup>

GROUND FLOOR

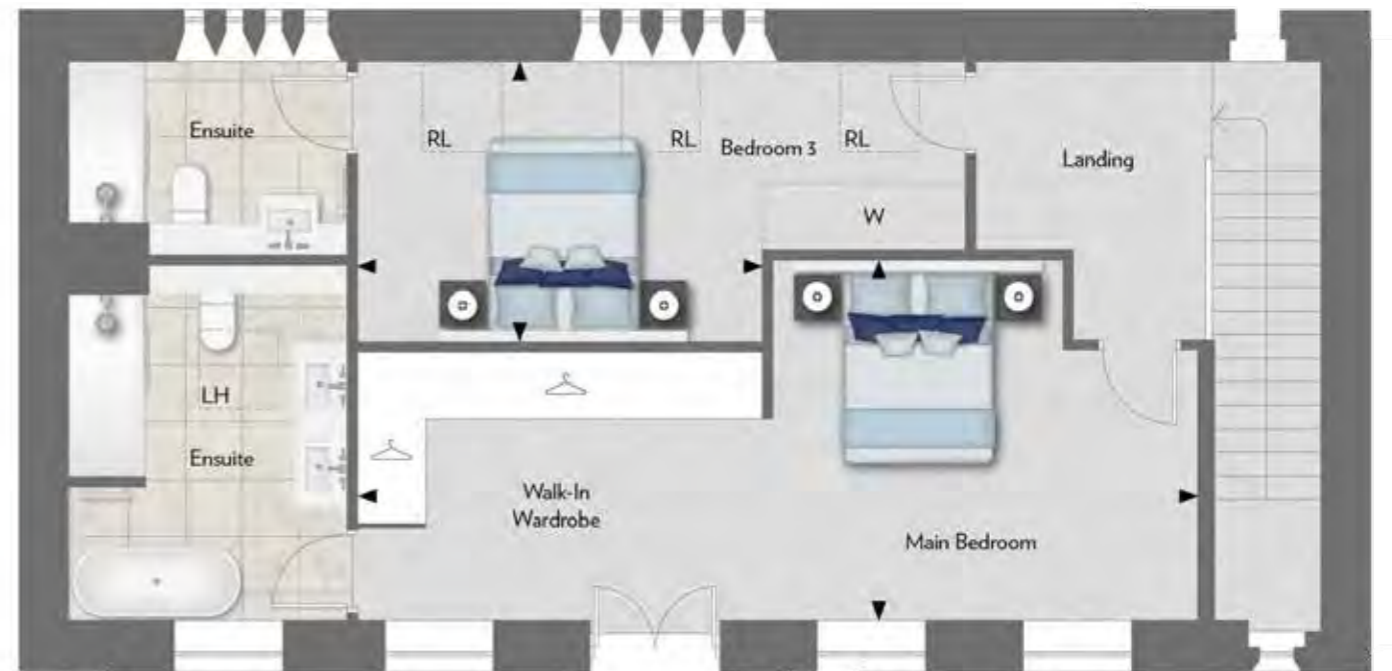
Kitchen	4.47m x 4.44m	14'8" x 14'7"
Living/Dining Room	11.08m x 5.55m	36'4" x 18'3"
Bedroom 2	4.39m x 3.53m	14'5" x 11'7"
Bedroom 4	3.21m x 2.77m	10'7" x 9'1"

FIRST FLOOR

Main Bedroom	8.34m x 3.56m	27'4" x 11'8"
Bedroom 3	3.98m x 2.74m	13'1" x 9'0"



GROUND FLOOR



FIRST FLOOR



Measurement Points



Fitted Wardrobe



Wardrobe Space Only



Cupboard



Loft Hatch



Airing Cupboard



Electric Box



Boiler



Roof Light

Floorplans shown for The Royal Mews are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.





INTRODUCING  
**The Windsor**

Resonating History: The 1781 Mears & Chapman Bell's Journey from Whitechapel to Trent Park

The bell, crafted in 1781, was forged at the Mears & Chapman foundry located in Whitechapel.

Initially, the clock and bell operated within a church situated in Bishopsgate, in the City of London. However, in the 1920s, the entire cupola, under the direction of Sassoon, was relocated to Trent Park, where it was repurposed for use as a time bell.

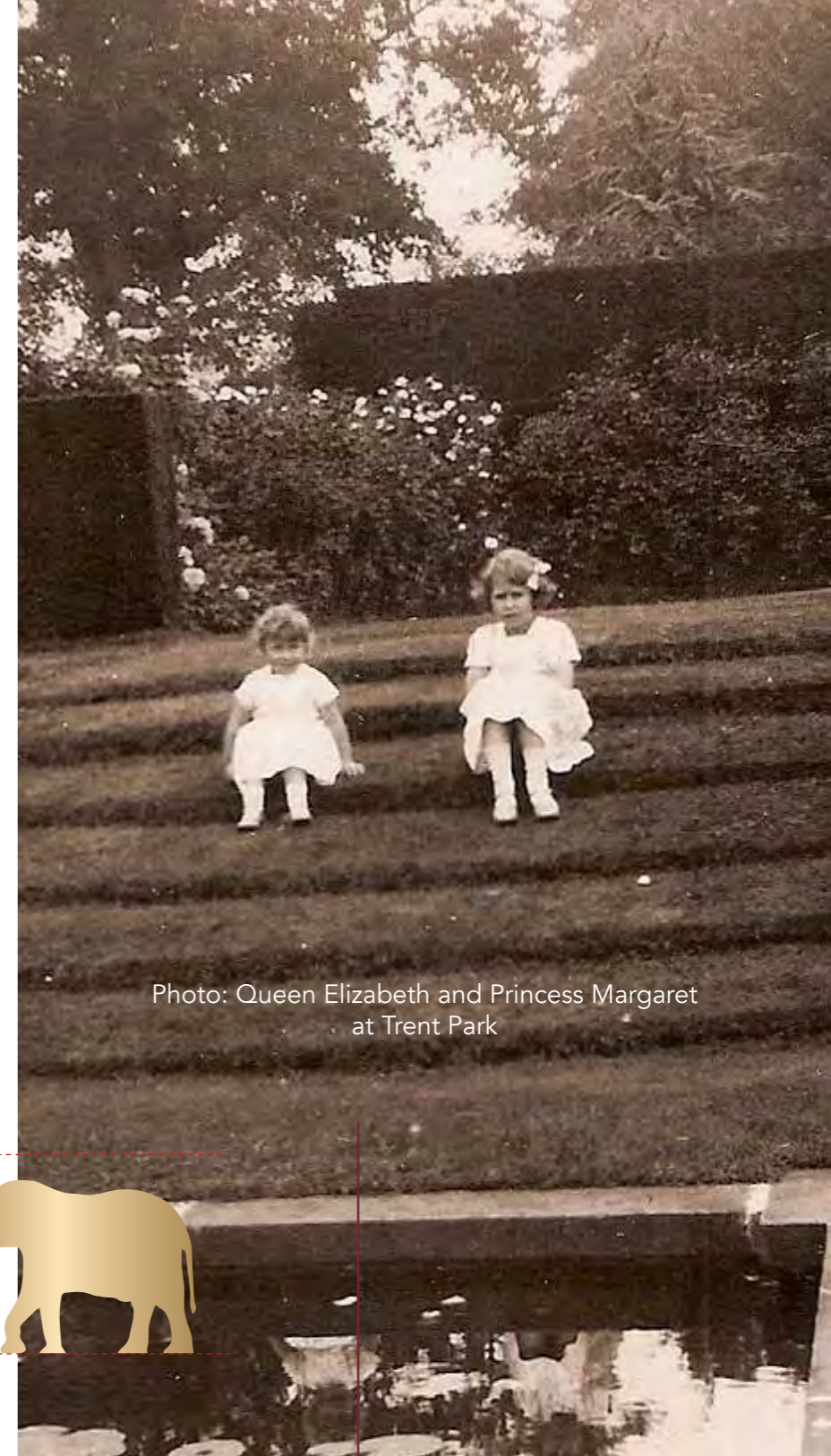
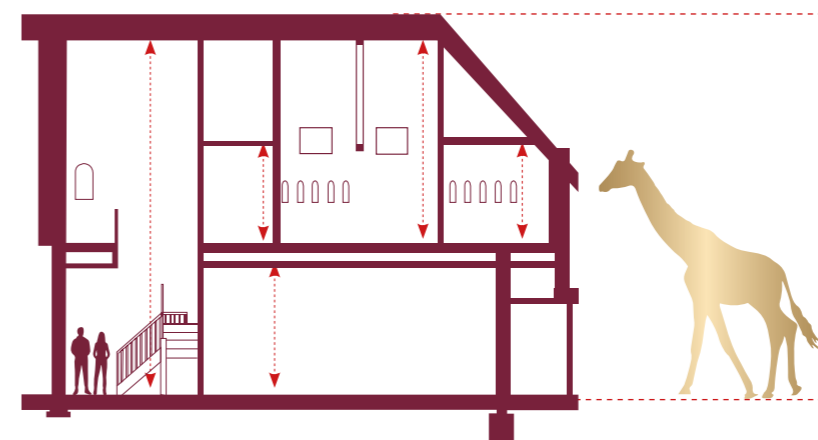
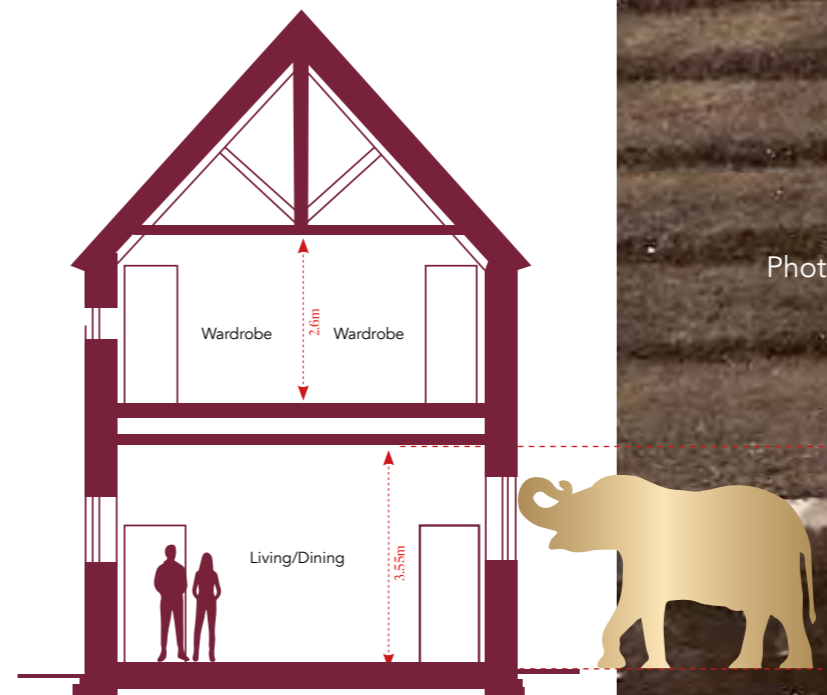


Photo: Queen Elizabeth and Princess Margaret at Trent Park



PLOT 2

Total Internal Area:	221 m <sup>2</sup>	2,379 ft <sup>2</sup>
Main Garden	54.4 m <sup>2</sup>	585.3 ft <sup>2</sup>
Courtyard Garden	54.2 m <sup>2</sup>	583.8 ft <sup>2</sup>

GROUND FLOOR

Kitchen	4.62m x 4.49m	15'2" x 14'9"
Living/Dining Room	7.56m x 5.51m	24'10" x 18'1"
Study	4.59m x 2.86m	15'1" x 9'5"

FIRST FLOOR

Main Bedroom	4.09m x 2.72m	13'5" x 8'11"
Bedroom 2	4.12m x 2.68m	13'6" x 8'9"
Bedroom 3	4.62m x 3.39m	15'2" x 11'1"
Bedroom 4	4.59m x 3.10m	15'1" x 10'2"



Measurement Points



Fitted Wardrobe



100mm Step Up



Wardrobe Space Only



Cupboard



Loft Hatch



Airing Cupboard



Electric Box



Boiler



Roof Light

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INTRODUCING  
**The Blenheim**

Forging the Past: Unearthing Trent Park's Equestrian Heritage

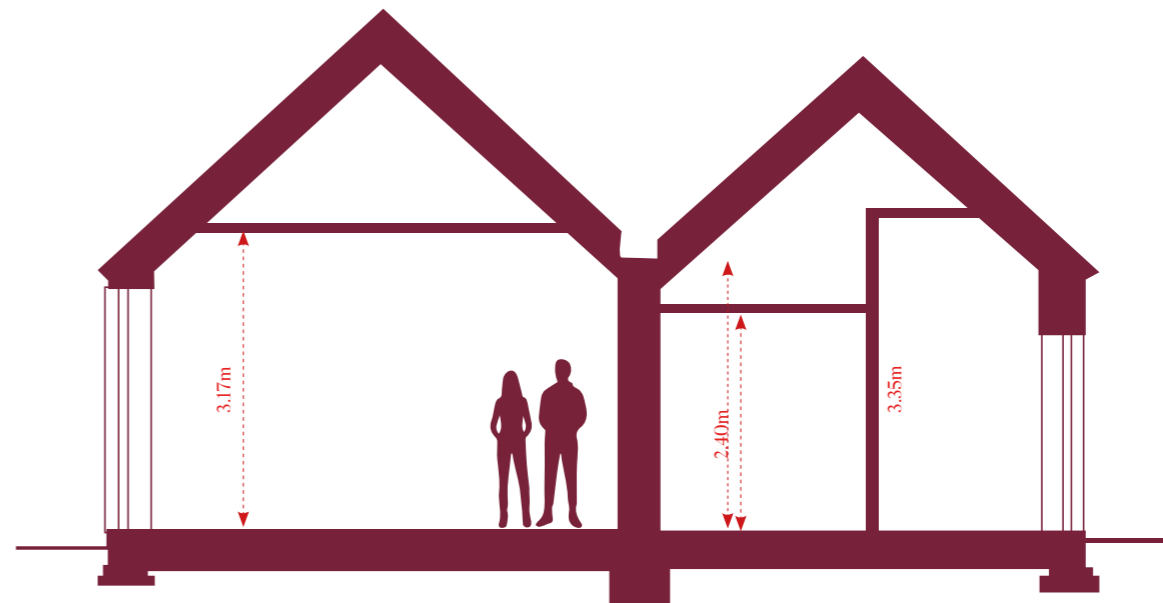
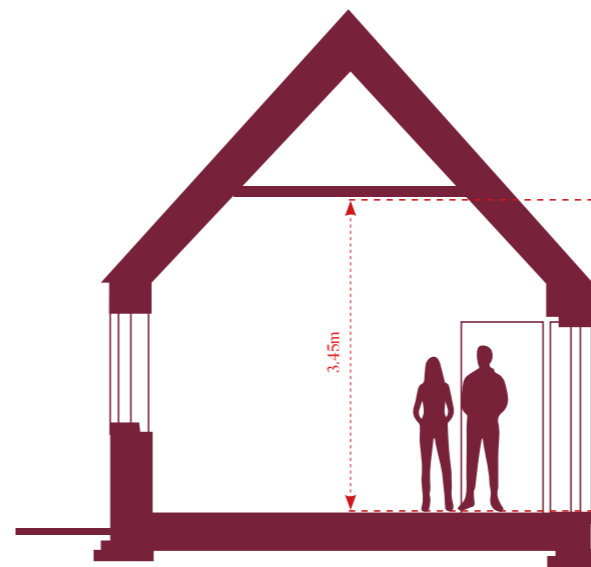
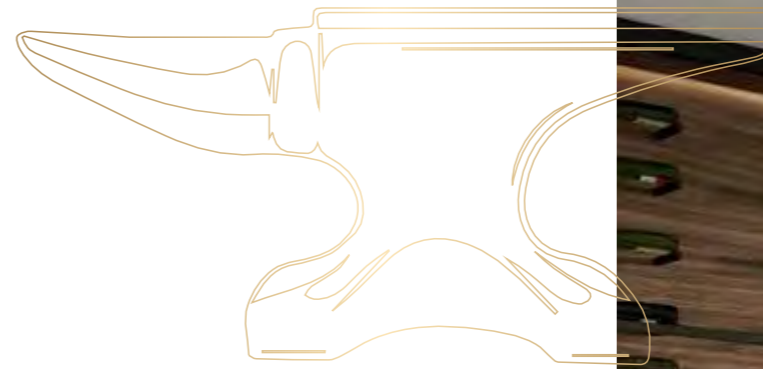
This area has its origins in the 1800s when Trent Park functioned as a hunting estate.

At that time, the stable block accommodated numerous horses, each of which required horseshoes.

Within this very unit, a blacksmith was stationed to attend to the horses' farriery needs and maintain their tack. During the restoration efforts, it came to light that there was an underfloor heating system, akin to a Roman hypocaust, which utilized heat generated from the forge to warm the voids beneath the floor.



Computer-generated images are indicative only



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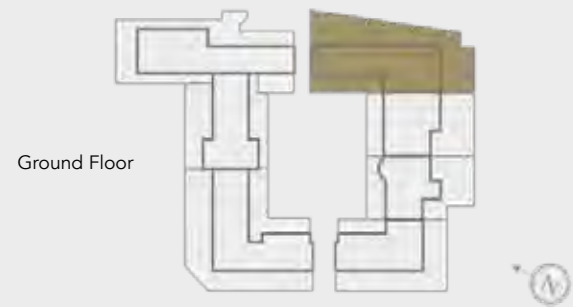


PLOT 4

Total Internal Area	131 m <sup>2</sup>	1,410 ft <sup>2</sup>
Main Garden	134.5 m <sup>2</sup>	1,447.9 ft <sup>2</sup>
Courtyard Garden	34.6 m <sup>2</sup>	372.1 ft <sup>2</sup>

GROUND FLOOR

Kitchen/Living/Dining	7.78m x 6.41m	25'6" x 21'0"
Main Bedroom	4.37m x 3.38m	14'1" x 11'1"
Bedroom 2	3.28m x 3.18m	10'9" x 10'5"
Bedroom 3	3.25m x 2.88m	10'8" x 9'5"



Measurement Points



Fitted Wardrobe



Wardrobe Space Only



Cupboard



Loft Hatch



Airing Cupboard



Electric Box



Boiler



Roof Light

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INTRODUCING  
**The Kensington**



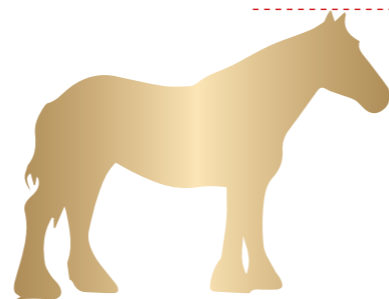
Equestrian Elegance: Exploring the Opulent Stables of Trent Park

The stables at Trent Park would have accommodated horses owned by the aristocracy, and as a result, they would have been equipped with the finest equestrian accoutrements, including boots, bits, bridles, and saddles.

These rooms would have been the storage spaces for such luxurious equipment, exuding the fragrance of high-quality leathers and gleaming polished metals. While specific horse names are not mentioned, it's likely that these stables housed horses belonging to well-known and influential individuals of the time.



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PLOT 5

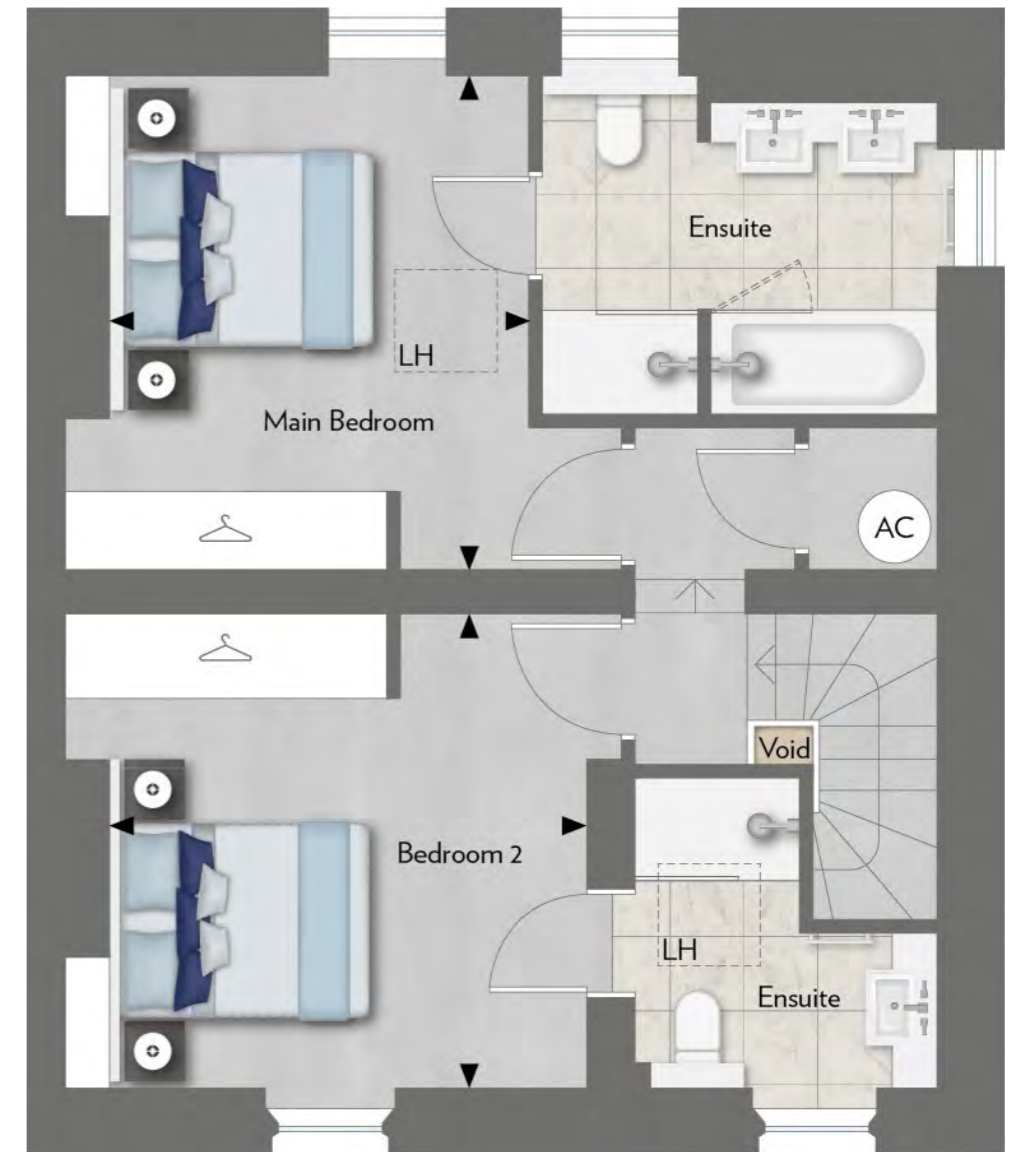
Total Internal Area	146 m <sup>2</sup>	1,579 ft <sup>2</sup>
Main Garden	69.5 m <sup>2</sup>	747.7 ft <sup>2</sup>
Courtyard Garden	26.4 m <sup>2</sup>	283.9 ft <sup>2</sup>

GROUND FLOOR

Kitchen	4.01m x 3.68m	13'2" x 12'1"
Living Room	4.94m x 3.74m	16'2" x 12'3"
Dining Room	4.47m x 3.05m	14'8" x 10'0"
Bedroom 3	4.12m x 3.71m	3'6" x 12'2"

FIRST FLOOR

Main Bedroom	3.78m x 3.20m	12'5" x 10'6"
Bedroom 2	3.66m x 3.64m	12'0" x 11'11"



Measurement Points



Fitted Wardrobe



Wardrobe Space Only



Cupboard



Loft Hatch



Airing Cupboard



Electric Box



Boiler



Roof Light

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INTRODUCING  
**The Winchester**

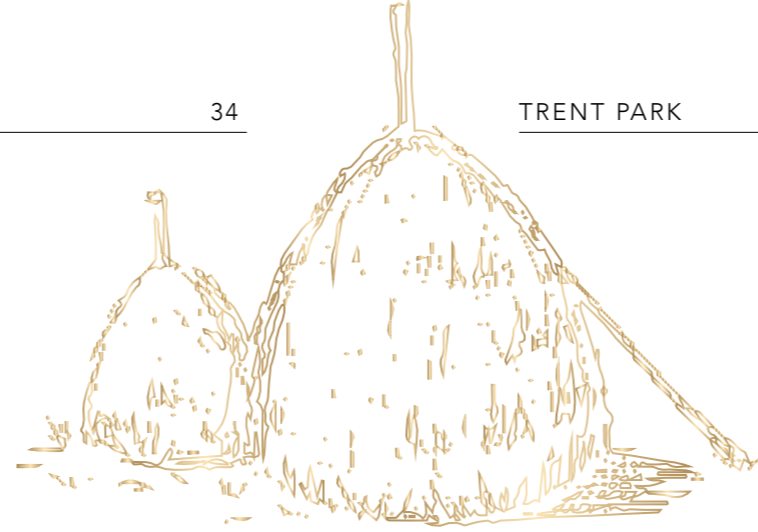


Photo: Queen Elizabeth and Princess Margaret on the tennis court at Trent Park

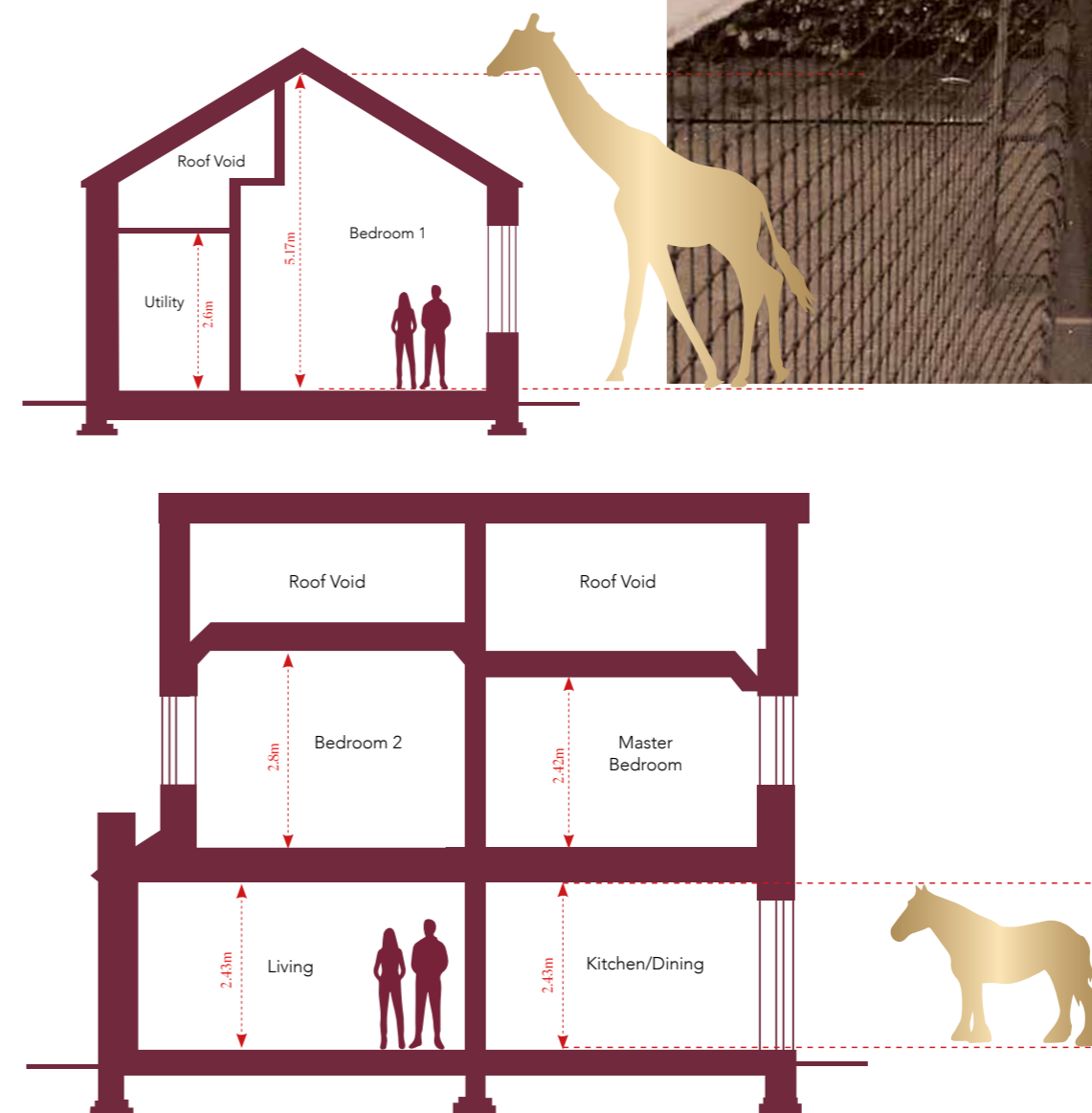


A Regal Retreat: The Rich Tapestry of Royal Hunts in Enfield Chase

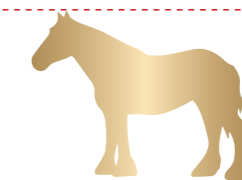
For more than three centuries, the Chase served as a royal hunting ground, frequented by monarchs such as Henry VIII, Elizabeth I, James I, and Charles I, who all relished the hunting opportunities it offered.

An historical account from 1557 recounts a fascinating episode involving a young Princess Elizabeth, who, accompanied by twelve ladies in white satin riding ambling palfreys and a hundred and twenty yeomen in green on horseback, journeyed from Hatfield House to Enfield Chase to partake in a hart hunt. Upon her arrival at the Chase, she was welcomed by fifty archers in scarlet boots and yellow caps, armed with gilded bows, each of whom presented her with a silver-tipped arrow adorned with peacocks' feathers.

The horses housed in the stables would have likely belonged to the aristocracy and were essential for the hunts. This residence would have stored the hay required to nourish these horses during their time in the Chase.



Computer-generated images are indicative only





**PLOT 6**

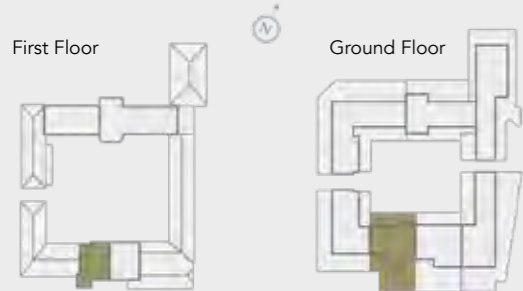
Total Internal Area	134 m <sup>2</sup>	1,442 ft <sup>2</sup>
Main Garden	70.4m <sup>2</sup>	758.0 ft <sup>2</sup>
Courtyard Garden	26.4 m <sup>2</sup>	284.4 ft <sup>2</sup>

**GROUND FLOOR**

Kitchen	5.34m x 3.60m	17'6" x 11'10"
Living Room	4.65m x 3.55m	15'3" x 11'8"
Dining Room	3.02m x 2.63m	9'11" x 8'8"
Bedroom 3	3.31m x 3.26m	10'10" x 10'8"

**FIRST FLOOR**

Main Bedroom	3.64m x 3.61m	11'11" x 11'10"
Bedroom 2	3.78m x 3.55m	12'5" x 11'8"



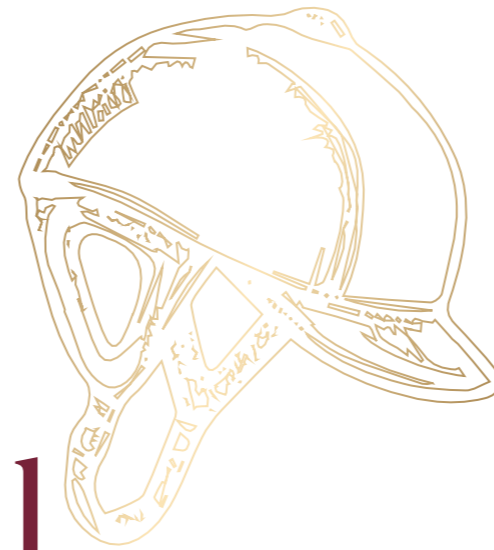
-   
 Measurement Points
-   
 Fitted Wardrobe
-   
 Wardrobe Space Only
-   
 Cupboard
-   
 Loft Hatch
-   
 Airing Cupboard
-   
 Electric Box
-   
 Boiler
-   
 Roof Light

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INTRODUCING  
**The Balmoral**

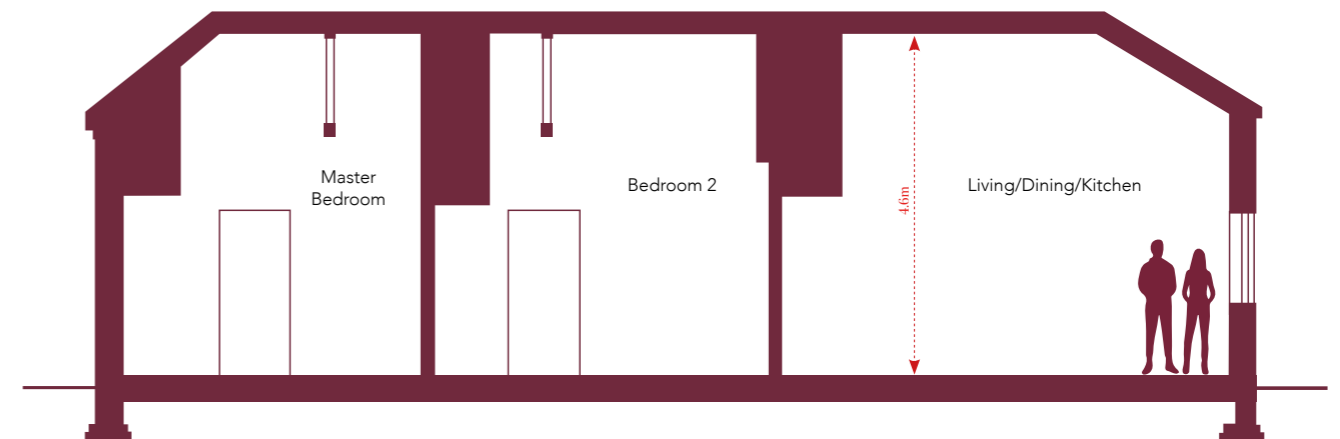
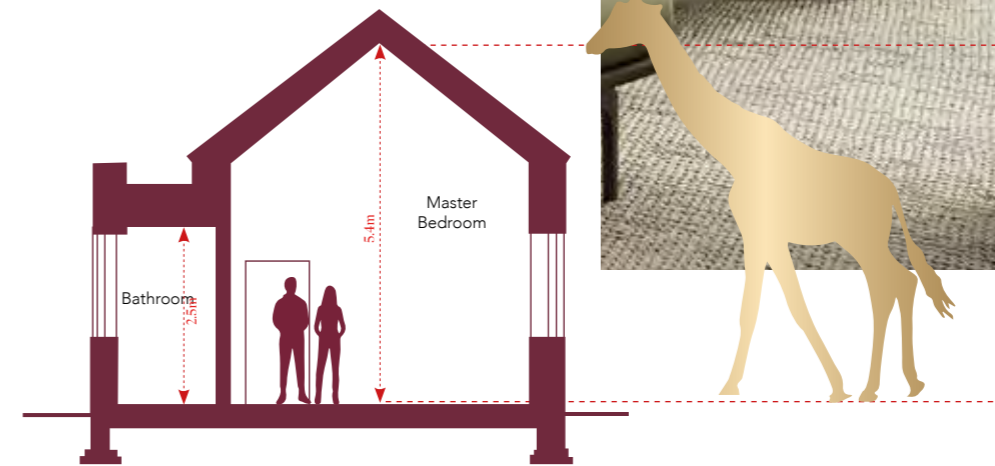


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Regal Heritage at Trent Park:  
 Where History Meets Luxury

Trent Park's historical roots stretch back to the 14th century when it formed a part of Enfield Chase, one of the hunting grounds used by Henry IV. The opulent forest witnessed the likes of Henry VIII, Elizabeth I, and James I indulging in regal deer hunting on horseback.

Queens, Kings, politicians, and nobility who visited the estate for hunting and social gatherings required suitable accommodations for their horses. The rooms within this residence originally functioned as stables, providing a place for these majestic creatures to rest and recover after a day of exploration around the estate. Additionally, Philip Sassoon also utilized these stables to house carriages and elegant automobiles.



Computer-generated images are indicative only



PLOT 7

Total Internal Area	104 m <sup>2</sup>	1,1119 ft <sup>2</sup>
Main Garden	92.7 m <sup>2</sup>	997.8 ft <sup>2</sup>
Courtyard Garden	18.9 m <sup>2</sup>	203.5 ft <sup>2</sup>

GROUND FLOOR

Kitchen/Living/Dining	8.53m x 6.07m	28'0" x 19'11"
Main Bedroom	4.36m x 4.04m	14'4" x 13'3"
Bedroom 2	4.57m x 3.05m	15'0" x 10'0"

Ground Floor



Measurement Points



Fitted Wardrobe

W

Wardrobe Space Only

C

Cupboard

LH

Loft Hatch

AC

Airing Cupboard

E

Electric Box

B

Boiler

RL

Roof Light

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# Specifications

The interiors demonstrate Berkeley's unsurpassed flair for adding a contemporary specification to a heritage building. All modern features are included, yet the style is timeless.



Computer-generated images are indicative only

## Specifications

## KITCHEN

- Matt finish to wall and full height cabinets
- Low level cabinets finished in timber-effect
- Composite stone worktop and upstands
- Two under mounted sinks
- Brushed black mixer tap
- Integrated single oven, combination microwave oven and induction hob with integrated extractor
- Full height integrated fridge/freezer
- Integrated dishwasher
- Integrated wine cooler
- Compartmentalised recycle storage

## UTILITY ROOM

- Freestanding washer/dryer
- Single bowl sink
- Composite stone worktop and upstand

## FAMILY BATHROOM

- Semi-recessed wash handbasin, storage unit with stone vanity top and deck mounted brushed black tap
- Mirrored wall cabinet
- Floor mounted WC with soft-close seat and dual flush control
- White steel bath
- Brushed black overhead shower and hand held shower set
- Heated brushed black towel rail
- Feature pendant lighting

## ENSUITE SHOWER ROOMS

- Semi-recessed washbasin and storage unit with composite stone vanity top and deck mounted brushed black tap
- Framed mirrored wall cabinet
- Floor mounted WC with soft-close seat and dual flush control
- Shower with low profile shower tray with glass shower enclosure/screen
- Brushed black overhead shower and hand-held shower set
- Heated brushed black towel rail
- Feature pendant lighting

## MAIN ENSUITE

- Built-in vanity unit with low level feature shelving, sits below double vanity basins (where applicable) and wall mounted brushed black taps
- Storage drawers to vanity unit
- Framed mirror
- Freestanding bath (where applicable) with deck mounted brushed black taps
- Shower with low profile shower tray with glass shower enclosure/screen
- Brushed black overhead shower and hand-held shower set
- Heated brushed black towel rail
- Feature pendant lighting

## CLOAKROOM

- Built-in vanity unit with profile edge details
- Semi recessed washbasin and storage with composite stone vanity top and deck mounted brushed black tap
- Wall mirror
- Floor mounted WC with soft-close seat and dual flush control
- Brushed black towel bar

Beautifully appointed homes, prominent in style. Trent park is your platform for exceptional living.

## HEATING

- Gas fired central heating
- Underfloor heating to the ground floor and all bathrooms

## FINISHES

- Fully fitted wardrobes to main bedroom and bedroom 2 with drawer pack to main bedroom
- Wood laminate flooring to open plan hallway/living/dining and family room/study (Plots 1 and 2)
- Large format stone effect-floor tiles to WC, kitchen/utility, family bathroom and ensuite showers (Plots 1 and 2)
- Wood laminate flooring to open plan hallway/kitchen/living/dining, utility and family room/study (Plots 3 to 7)
- Large format stone-effect floor tiles to WC, family bathroom and ensuite showers (Plots 3 to 7)
- Fitted carpets to all bedrooms, stairs and landings
- Carpeted treads and risers to staircase with painted balustrades, stringers and newel posts and stained wooden handrail
- Full height tiling throughout WC, family bathroom and shower room with feature tiling to vanity wall
- Painted wood grain internal doors
- Brushed black ironmongery throughout

## EXTERNAL FEATURES

- Feature entrance door with multipoint locking system
- Turf and paving to selected areas of rear garden
- External tap

## 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 structural warranty

## ELECTRICAL FITTINGS

- Telephone points fitted in all bedrooms and living areas
- Provision for Sky Q and Virgin TV 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
- Brushed black USB sockets above kitchen worktop
- Low level white sockets with USB sockets to main bedroom
- Brushed black light switches throughout
- Shaver sockets to family bathroom and ensuite showers
- Feature pendant light to WC, family bathroom, ensuite showers

When you buy a new home from **Berkeley** you can be safe in the knowledge that it is built to a very **high standard** of design and quality, has low environmental impact and that you will enjoy an **exceptional** customer experience.



## CUSTOMER RELATIONS

*We want to ensure you are happy with every aspect of your new home, so we look after our customers at every stage with expert advice, attention to detail and continuous communication. From exchange of contracts, your dedicated Berkeley Customer Service Representative will help with any questions you may have.*

## Here is what you can expect:

- From the day you reserve – until the day you complete – we'll update you regularly on progress
- You will be given your own log-in credentials at reservation to access your personal MyHome Plus account where you will be able to view the development, property, construction progress and buying process information
- Sustainability is high on any responsible builder's agenda. We promise to fully communicate the environmental features of our developments to all of our customers
- Our Customer Relations Manager will present a selection of designer-conceived colour palettes to help you find the interior finish that most suits your style
- We'll meet you on site to demonstrate all the functions and facilities of your new home
- We personally handover your key on completion day and make sure everything is to your satisfaction
- The 2-year warranty with 24-hour emergency service has a dedicated customer service telephone number and from the 3rd to the 10th year you'll have the added security protection of a 10-year Premier warranty

Finally we'll contact you after 7 days, at 4 weeks and 7 months after you move in, to make sure everything continues... perfectly.



Protection for new-build home buyers







Trent Country Park

## Designed to high sustainability standards

### PEOPLE, PLANET, PROSPERITY

Sustainability is fundamental to Berkeley's ethos. In simple terms, we want to ensure the long-term health, wellbeing and prosperity of people and the planet. There are a range of ways we are managing and minimising the environmental impact of our operations and delivery of homes and communities. These are the initiatives we have implemented at Trent Park.

### NATURE AND BIODIVERSITY

Parkland, trees, flowers, ponds, hedges, gardens – these are the fundamentals of a thriving natural environment that can be enjoyed by everyone. They are all part of our commitment to net biodiversity gain on our developments. Within and around Trent Park, we have created natural habitats that encourage wildlife to flourish. We are working with Murdoch Wickham, HTA and Historic England to engage residents in the natural landscapes that we have created.

### WASTE AND RECYCLING

We actively encourage all residents to reduce their waste wherever possible. In addition to external recycling bins, we provide integrated recycling bins in kitchens to make it easier to separate and recycle waste.

### WATER EFFICIENCY

Our homes are designed to high water efficiency standards and are fitted with dual flush WCs, and low-flow taps and shower heads which use less water without compromising convenience and comfort. We also suggest simple steps to reduce water consumption, such as not leaving taps running unnecessarily.

### ENERGY EFFICIENCY

Efficient use of electricity and gas helps lower fuel bills and reduces carbon emissions. Our homes have been designed to use less energy than a standard home. They have enhanced levels of thermal insulation and air-tightness, and have been fitted with a master light switch by the front door. All lighting is low energy and kitchen appliances have high energy efficiency ratings.

### NOISE REDUCTION

We can't eliminate noise, but we consider the impact of noise in the design of our homes. We consider external noise, such as from nearby roads, and internal noise including the transfer between rooms and floors. We incorporate measures to reduce the different types of noise wherever possible to create a quieter environment.

### CLEAN AIR

It is hard to avoid polluted air, particularly in our cities. Throughout Trent Park we have planted trees, shrubs and flower beds to help create a cleaner air environment. Within our homes we may provide mechanical ventilation to filter the internal air.

### SUSTAINABLE TRANSPORT

A residents-only shuttle bus runs from Trent Park to Oakwood Station. We also provide secure cycle parks and car charging points to encourage the use of sustainable methods of transport, to help reduce air pollution around the development and the wider area. These active methods of transport also help encourage healthier lifestyles.

### STEWARDSHIP

Maintaining our communal open spaces and facilities in perpetuity is an important benefit to the whole community. We work with Cluttons LLP and residents to ensure the development remains in pristine condition.

### FUTURE-PROOF DESIGN

From the early stages of design, we assess how our homes will stand up to the future effects of climate change, such as how they will be affected by higher summer temperatures, periods of drought, or more extreme rainfall. We are constantly researching how we can ensure our homes and developments are more resilient to these extremes to understand what new innovative technologies we should use in our future designs.

## DESIGNED FOR LIFE

*At Berkeley, we are committed to creating great places where people love to live, work and relax. Where the homes are light-filled, adaptable and finished to very high standards. Where carefully planned public areas enhance wellbeing and quality of life for residents and visitors. Where people feel a sense of community.*

### CUSTOMERS DRIVE ALL OUR DECISIONS

We achieve that by putting our customers at the heart of everything we do. First, we strive to understand what our customers want and need – well-built homes, in a pleasant and safe neighbourhood, with plenty of amenities and good transport connections. Then we apply that understanding to all our planning and design decisions.

And for every new development, we challenge ourselves to go further, to improve and innovate, ensuring we satisfy the real needs of our customers in inspiring and sustainable ways.

### CHOICE AND DIVERSITY

No two Berkeley customers are the same, so we aim to offer a wide choice of property location, size and type. From central London to major towns and cities; from market towns to rural villages, country side to the coast – we build in locations our customers love. And whatever home you are looking for, whether that's a city penthouse, a modern studio apartment or traditional family home, you will find the perfect fit for your lifestyle.

### QUALITY FIRST TO LAST

Quality is the defining characteristic of Berkeley developments, right down to the very last detail. We choose our locations, style of homes, construction practices, materials and specifications with great care. When you buy a new home from Berkeley you can be safe in the knowledge that it is built to high standards of design and quality, has low environmental impact and that you will receive a professional, efficient and helpful service from us. For extra peace of mind, all new properties come with a 10-year build warranty.

### GREEN LIVING

For Berkeley, sustainability isn't simply the latest buzzword. We are committed to creating a better environment within our developments and in the areas that surround them. That's why we build on brownfield sites whenever we can, bringing new life to disused and unloved spaces. We take care to protect the natural environment and enhance biodiversity. All our homes are designed to reduce water and energy consumption, and to enable residents to recycle waste.

### COMMITMENT TO THE FUTURE

When we plan a development, we take a long-term view of how the community we create can thrive in years to come. Our aim is to permanently enhance the neighbourhoods in which they are located, through intelligent design, quality landscaping, sympathetic architecture or restoration, and high standards of sustainability. We don't just build for today; we build for the future too.



TRANSFORMING TOMORROW

# Our Vision

At Berkeley group our passion and purpose is to build quality homes, strengthen communities and improve people's lives.

*We are innovating, pushing boundaries and taking action to ensure we have a long-term, positive impact that is good for our customers, the communities we touch, our business and the world around us.*

*We transform underused sites into exceptional places and we're also transforming the way we work; embracing technology and raising standards, as we continue to deliver an outstanding customer experience and create high-quality homes that delight our customers.*

*Our Vision 2030 is our 10-year plan which sets out how we will achieve this.*



### TRANSFORMING PLACES

Working with local people and partners we create welcoming and connected neighbourhoods where you can be proud to live.



### TRANSFORMING LIFESTYLES

Taking action on climate change and giving you ways to live more sustainably. We're building efficient homes that use less energy over their lifetime, with sustainable travel choices on the doorstep.



### TRANSFORMING NATURE

Creating beautiful places with habitats that help nature to thrive, meaning that every site is left with more nature than when we began.



### TRANSFORMING FUTURES

Helping people to reach their potential through apprenticeships and training, and programmes supported by the Berkeley Foundation.

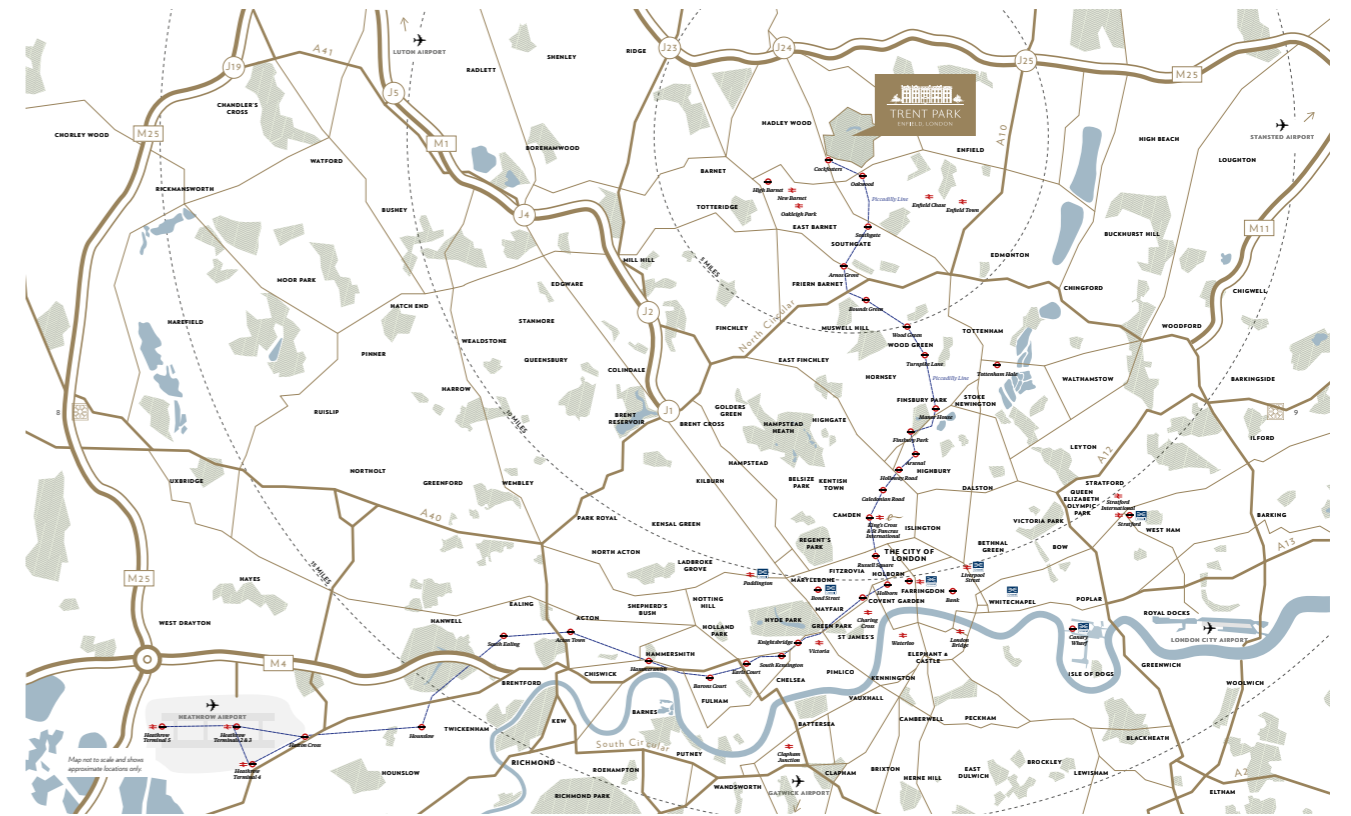


Please scan this QR code for more information on how we are TRANSFORMING TOMORROW





Computer-generated images are indicative only



**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 Stag Hill/A111 and, if travelling anti-clockwise, exit the M25 from Junction 24 and at the roundabout take the 2nd exit onto Stag 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.

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley Homes (North East London) Ltd policy of continuous improvement, the finished product may vary from the information provided. In particular please note that this development is not a newly built development, but is the conversion and refurbishment of an existing building. The company has therefore sought to retain the character and preserve original features whilst providing good quality homes, therefore purchasers are invited to raise any queries they have in this regard with their solicitors. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. It may not be possible to provide the exact materials as referred to in the brochure. In such cases a suitable alternative will be provided. Berkeley Homes (North East London) Ltd reserves the right to make these changes as required. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. The names of the apartments are marketing names and are not indicative of the final postal address for the development. The official postal address will be issued by a member of Customer Relations following official Royal Mail registration. Applicants are advised to contact Berkeley Homes (North East London) Ltd to ascertain the availability of any particular property. E743/ 51CA/1023.





**Berkeley**  
Designed for life