



# TRENT PARK

ENFIELD, LONDON

## CARLTON HOUSE

*A boutique collection of contemporary  
2 & 3 bedroom apartments*

*Apartments 01 - 08*



**Berkeley**  
Designed for life





---

CARLTON HOUSE

CONTEMPORARY and *elegantly* crafted, these *carefully* considered 2 and 3 bedroom APARTMENTS, just eight in number, all have the benefit of a *private terrace* or balcony.

Carlton House is set in the heart of Trent Park, surrounded by the spectacular parkland and natural features of this historic estate, now transformed by Berkeley into a sought after new community.

Local shops, restaurants and transport links are available moments away in Oakwood and Cockfosters, providing classic 'best of both worlds' advantages.



CARLTON HOUSE

This *boutique collection* of just eight 2 and 3 bedroom apartments has been designed to settle comfortably into its *natural surroundings*. Interior spaces offer large open plan kitchen/living/dining rooms, with ensuite shower room to the main bedroom. Each apartment also benefits from an *allocated parking space*.





CARLTON HOUSE

Situated in an *enviable* position with views towards the historic GRADE II MANSION HOUSE and adjacent to the Daffodil Lawn, where thousands of *daffodils burst into bloom* every spring.

A short walk takes you to the historic Lime Tree Avenue, Wisteria Walk and the expansive North Lawn.



Site plan not to scale, indicative only and subject to change. In line with our policy of continuous improvements we reserve the right to alter layout, building style, landscaping and specifications at any time without notice. The facilities and amenities at Trent Park are subject to the construction programme. Subject to planning.





CARLTON HOUSE

With uninterrupted views over the historic daffodil lawn, Carlton House is perfectly situated within the heart of Trent Park, just moments from the Residents-only Lawn Club facilities and wider country park.

KEY

- Apartment boundary
- Bicycle Storage
- Bin Storage
- Grass
- Hedges
- Road
- Pathway





# Carlton House *Floorplans*

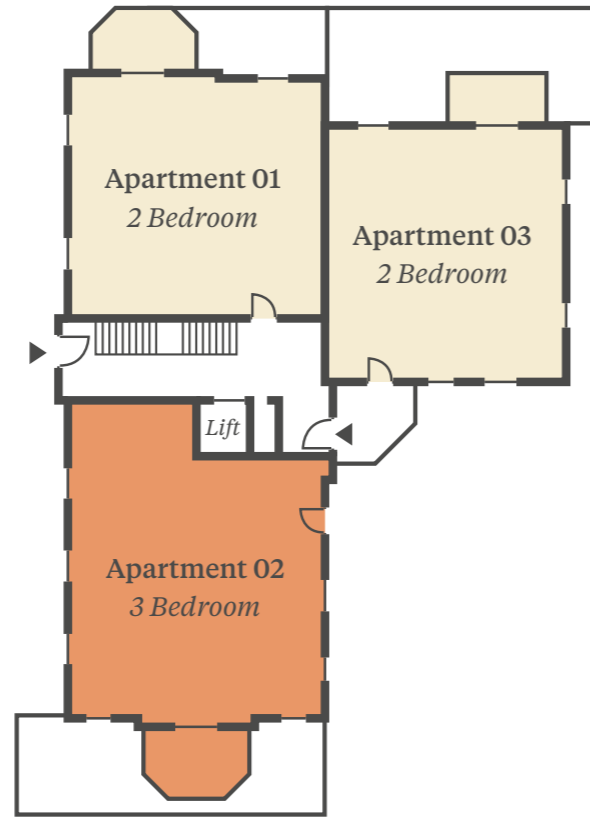




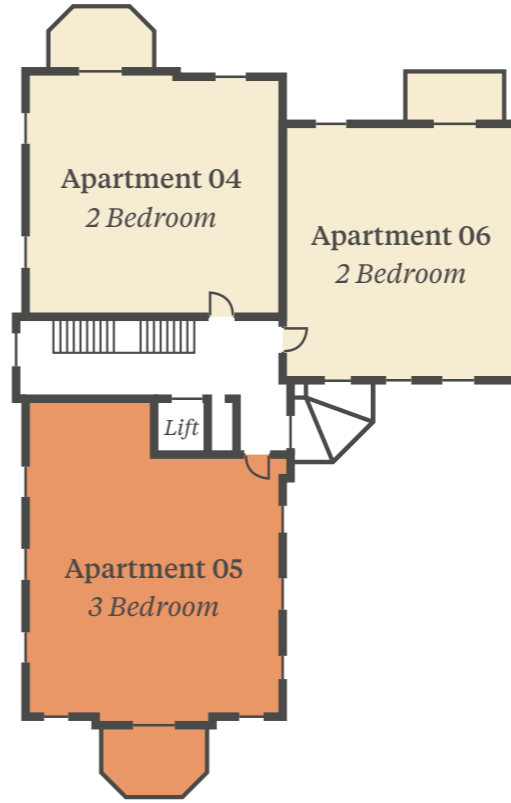
CARLTON HOUSE  
*Apartment layout*



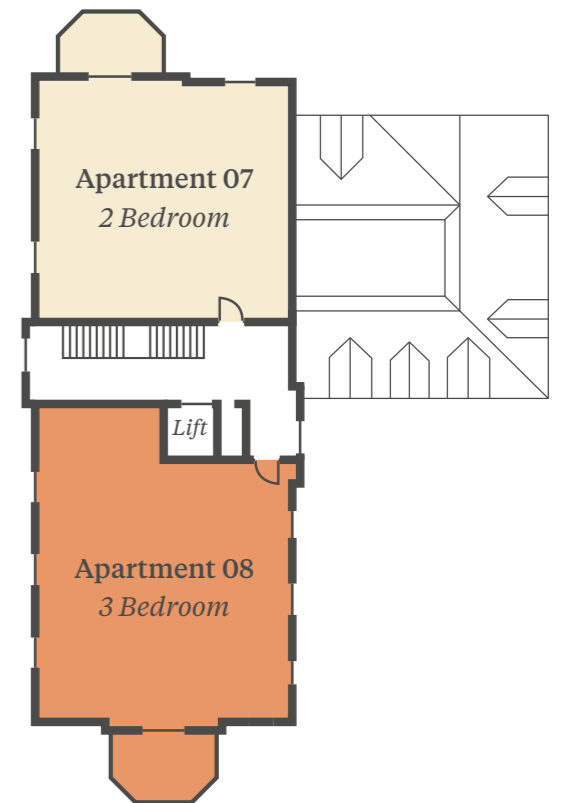
Ground Floor



First Floor



Second Floor



North Elevation



East Elevation



South Elevation



West Elevation



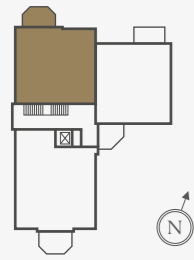
CARLTON HOUSE

Two Bedroom Apartment

Apartment 01

Total Internal Area: 82.4 sq m 886 sq ft  
Total External Area: 22.7 sq m 244 sq ft

Ground Floor



West Elevation



Kitchen/Living/Dining 5.32m x 5.50m 17'5" x 18'0"

Main Bedroom 3.37m x 3.88m 11'1" x 12'7"

Bedroom 2 3.95m x 3.15m 12'9" x 10'4"

Terrace 3.95m x 2.25m 12'9" x 7'3"

◀▶ Measurement Points C Cupboard Fitted Wardrobes W Wardrobe space only Tall Kitchen Units

Floorplans are subject to planning and show approximate measurements only. Measurements may vary within a tolerance of 5%. Exact layouts and sizes may vary. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Please ask Sales Consultant for further information. Flooring finishes and sizes to balconies and terraces maybe subject to change.



Trent Park House &  
Daffodil Lawn



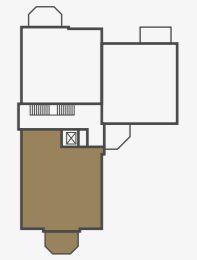
CARLTON HOUSE

Three Bedroom Apartment

Apartment 02

Total Internal Area: 100.5 sq m 1,081 sq ft  
Total External Area: 45.0 sq m 484 sq ft

Ground Floor



West Elevation



Kitchen/Living/Dining 9.37m x 3.72m 30'7" x 12'2"

Main Bedroom 3.90m x 3.27m 12'7" x 10'7"

Bedroom 2 4.08m x 2.74m 13'3" x 9'0"

Bedroom 3 3.90m x 2.75m 12'7" x 9'0"

Terrace 3.95m x 2.48m 12'9" x 8'2"

◀▶ Measurement Points C Cupboard Fitted Wardrobes W Wardrobe space only Tall Kitchen Units

Floorplans are subject to planning and show approximate measurements only. Measurements may vary within a tolerance of 5%. Exact layouts and sizes may vary. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Please ask Sales Consultant for further information. Flooring finishes and sizes to balconies and terraces maybe subject to change.





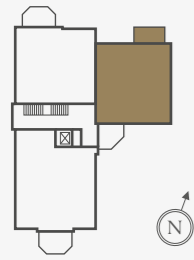
CARLTON HOUSE

Two Bedroom Apartment

Apartment 03

Total Internal Area: 81.9 sq m 881 sq ft  
Total External Area: 41.3 sq m 444 sq ft

Ground Floor



East Elevation



Kitchen/Living/Dining	5.31m x 5.33m	17'5" x 17'5"
Main Bedroom	3.40m x 3.89m	11'2" x 12'9"
Bedroom 2	3.20m x 3.94m	10'5" x 12'9"
Terrace	3.45m x 1.67m	11'4" x 5'4"



Trent Park House & Daffodil Lawn



◀▶ Measurement Points   C Cupboard   Fitted Wardrobes   W Wardrobe space only   Tall Kitchen Units

Floorplans are subject to planning and show approximate measurements only. Measurements may vary within a tolerance of 5%. Exact layouts and sizes may vary. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Please ask Sales Consultant for further information. Flooring finishes and sizes to balconies and terraces maybe subject to change.

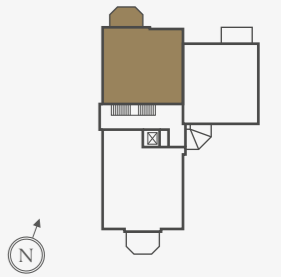
CARLTON HOUSE

Two Bedroom Apartment

Apartment 04

Total Internal Area: 82.4 sq m 886 sq ft  
Total External Area: 8.88 sq m 95 sq ft

First Floor



West Elevation



Kitchen/Living/Dining	5.32m x 5.50m	17'5" x 18'0"
Main Bedroom	3.88m x 3.37m	12'7" x 11'1"
Bedroom 2	3.95m x 3.15m	12'9" x 10'4"
Balcony	3.95m x 2.25m	12'9" x 7'3"



Trent Park House & Daffodil Lawn



◀▶ Measurement Points   C Cupboard   Fitted Wardrobes   W Wardrobe space only   Tall Kitchen Units

Floorplans are subject to planning and show approximate measurements only. Measurements may vary within a tolerance of 5%. Exact layouts and sizes may vary. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Please ask Sales Consultant for further information. Flooring finishes and sizes to balconies and terraces maybe subject to change.

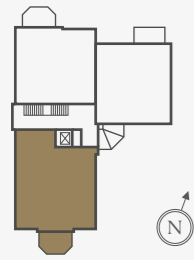


CARLTON HOUSE

*Three Bedroom Apartment*  
Apartment 05

Total Internal Area: 100.5 sq m 1,081 sq ft  
Total External Area: 9.79 sq m 105 sq ft

First Floor



West Elevation



Kitchen/Living/Dining	9.37m x 3.72m	30'7" x 12'2"
Main Bedroom	3.90m x 3.27m	12'7" x 10'7"
Bedroom 2	4.08m x 2.74m	13'3" x 9'0"
Bedroom 3	3.90m x 2.75m	12'7" x 9'0"
Balcony	3.95m x 2.48m	12'9" x 8'2"

◀▶ Measurement Points C Cupboard Fitted Wardrobes W Wardrobe space only Tall Kitchen Units

Floorplans are subject to planning and show approximate measurements only. Measurements may vary within a tolerance of 5%. Exact layouts and sizes may vary. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Please ask Sales Consultant for further information. Flooring finishes and sizes to balconies and terraces maybe subject to change.



Trent Park House &  
Daffodil Lawn



◀▶ Measurement Points C Cupboard Fitted Wardrobes W Wardrobe space only Tall Kitchen Units  
----- 1.5m Head Height

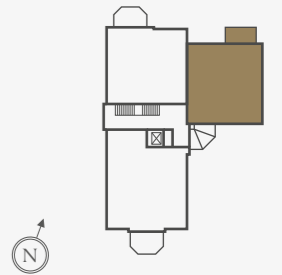
Floorplans are subject to planning and show approximate measurements only. Measurements may vary within a tolerance of 5%. Exact layouts and sizes may vary. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Please ask Sales Consultant for further information. Flooring finishes and sizes to balconies and terraces maybe subject to change.

CARLTON HOUSE

*Two Bedroom Apartment*  
Apartment 06

Total Internal Area: 81.9 sq m 881 sq ft  
Total External Area: 5.76 sq m 62 sq ft

First Floor



East Elevation



Kitchen/Living/Dining	5.31m x 5.33m	17'5" x 17'5"
Main Bedroom	3.40m x 3.89m	11'2" x 12'9"
Bedroom 2	3.20m x 3.94m	10'5" x 12'9"
Balcony	3.45m x 1.67m	11'4" x 5'4"



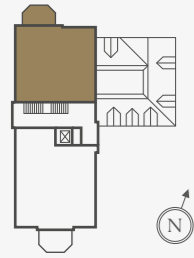
CARLTON HOUSE

Two Bedroom Apartment

Apartment 07

Total Internal Area: 82.4 sq m 886 sq ft  
Total External Area: 8.88 sq m 95 sq ft

Second Floor



West Elevation



Kitchen/Living/Dining	5.32m x 5.50m	17'5" x 18'0"
Main Bedroom	3.37m x 3.88m	11'1" x 12'7"
Bedroom 2	3.95m x 3.15m	12'9" x 10'4"
Balcony	3.95m x 2.25m	12'9" x 7'3"

◀▶ Measurement Points C Cupboard Fitted Wardrobes W Wardrobe space only Tall Kitchen Units  
----- 1.5m Head Height

Floorplans are subject to planning and show approximate measurements only. Measurements may vary within a tolerance of 5%. Exact layouts and sizes may vary. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Please ask Sales Consultant for further information. Flooring finishes and sizes to balconies and terraces maybe subject to change.



Trent Park House &  
Daffodil Lawn



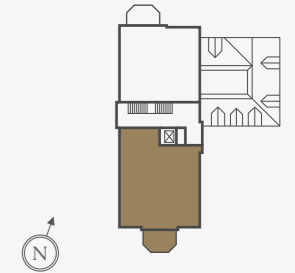
CARLTON HOUSE

Three Bedroom Apartment

Apartment 08

Total Internal Area: 100.5 sq m 1,081 sq ft  
Total External Area: 9.79 sq m 105 sq ft

Second Floor



West Elevation



Kitchen/Living/Dining	9.37m x 3.72m	30'7" x 12'2"
Main Bedroom	3.90m x 3.27m	12'7" x 10'7"
Bedroom 2	4.08m x 2.74m	13'3" x 9'0"
Bedroom 3	3.90m x 2.75m	12'7" x 9'0"
Balcony	3.95m x 2.48m	12'9" x 8'2"

◀▶ Measurement Points C Cupboard Fitted Wardrobes W Wardrobe space only Tall Kitchen Units  
----- 1.5m Head Height

Floorplans are subject to planning and show approximate measurements only. Measurements may vary within a tolerance of 5%. Exact layouts and sizes may vary. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Please ask Sales Consultant for further information. Flooring finishes and sizes to balconies and terraces maybe subject to change.





# SPECIFICATION

PERSONALISE YOUR HOME

At CARLTON HOUSE you can choose from two *enchanting colour palettes* to **CREATE** a kitchen that will *inspire* you

TRENT PARK



## CHOICES OF KITCHEN SPECIFICATION

<b>THEAKSTON</b>	The interplay between light and dark creates a sense of fun and intrigue, whilst accentuating the abundance of space and light.
<b>TRENTO</b>	Timeless neutrals offer an unsurpassed softness whilst touches of grey hint towards the contemporary within a traditional setting.



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 policy of continuous improvement, the finished product may vary from the information provided.



THE THEAKSTON KITCHEN

Emphasising CONTRASTS  
between pale and darker *shades*



THE TRENTO KITCHEN

Touches of grey GLOW softly  
against the *natural light*





BATHROOM / SHOWER ROOM

A room for *any time*, the design is both LIGHT AND AIRY by day and *relaxing by night*.





*“Soft neutral fabric effect wallpaper and textured curtains add an overall softness to the rooms, together with upholstered furniture in timeless shades accented with bold turquoise and yellow are echoed in the apartments styling. The result is a warm welcoming interior with a mix of classic and contemporary design.”*

Rebecca Surgey,  
Lunar Interior Projects Ltd



## SPECIFICATION

BEAUTIFULLY appointed *homes*, prominent in style. TRENT PARK is your platform for *exceptional living*.

## KITCHEN

- Shaker-style kitchen
- Kitchen colour choice of Theakston or Trento
- Stone worktops, splashback and upstand
- Bowl/half undermounted sink
- Satin chrome mixer tap
- Electric single oven, combination microwave oven and induction hob
- Integrated extractor hood
- Integrated fridge/freezer
- Integrated dishwasher
- Free-standing washer/dryer (located in separate cupboard)
- Wine cooler
- Compartmentalised recycle storage

## MAIN BEDROOM ENSUITE

- Shaker-style vanity unit with semi-recessed washbasin and storage
- Stone worktop
- Wall mirror cabinet with feature light
- Floor mounted back-to-wall WC with concealed cistern, soft-close seat and dual flush control
- Shower with low profile shower tray and glass screen
- Overhead shower and hand-shower set

## FAMILY BATHROOM

- Shaker-style vanity unit with semi-recessed washbasin and storage
- Stone worktop
- Wall mirror with feature lights
- Floor mounted back-to-wall WC with concealed cistern, soft-close seat and dual flush control
- White steel bath with Shaker-style matt finish bath panel
- Glass screen
- Shower on slider rail

## HEATING

- Underfloor heating throughout with zoned thermostatic controls
- Wall hung chrome heated towel rail to family bathroom and main bedroom ensuite

## FINISHES

- Fitted wardrobe to main bedroom only
- Engineered flooring to hall, kitchen and living/dining
- Herringbone floor tile in family bathroom and ensuites
- Fitted carpets to all bedrooms
- Full height tiling throughout main bedroom ensuite and family bathroom with feature tiling
- White panelled internal doors

## EXTERNAL FEATURES

- Feature entrance door with multipoint locking system
- Allocated parking space

## SECURITY AND PEACE OF MIND

- Mains powered smoke/heat detectors with battery backup
- 10-year NHBC warranty

## ELECTRICAL FITTINGS

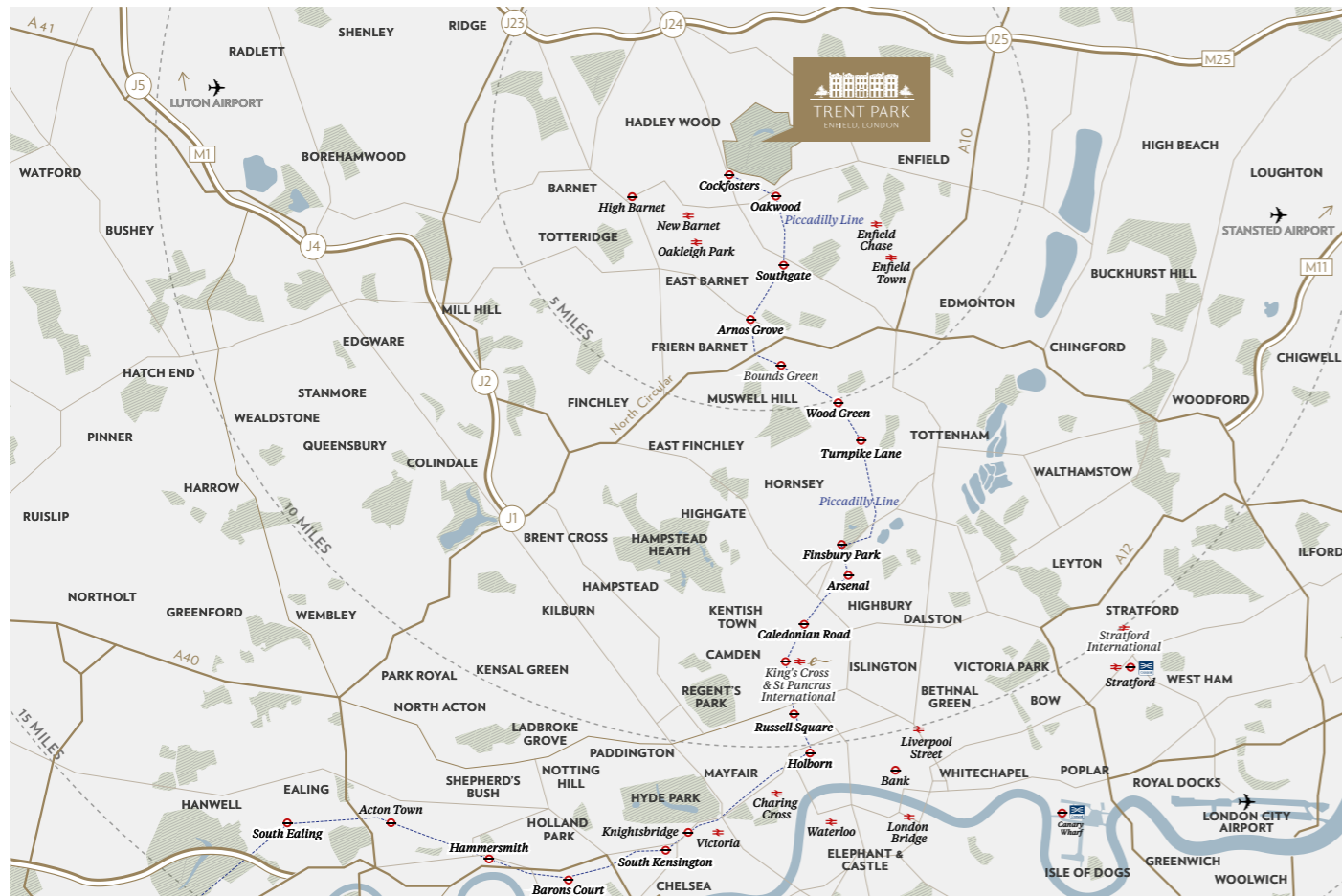
- Telephone point fitted to living room areas
- Provision for Sky Q TV throughout the apartment (subject to future connection by purchaser)
- Energy efficient LED downlights with dimmer function to reception rooms and main bedroom
- Feature under-cabinet lighting to wall units in kitchen
- Automatic lighting to wardrobes and storage cupboards
- White light switches throughout
- Brushed stainless steel sockets above worktop in kitchen
- Low level white sockets
- Two USB sockets above kitchen worktop and one either side of main bedroom headboard
- Shaver sockets to main bedroom ensuite and family bathroom





Trent Park, Snakes Lane (off Bramley Road), Enfield, Greater London EN4 0PS

T: +44 (0)20 3005 5590 | W: Trent-Park.co.uk | E: TrentPark@berkeleygroup.co.uk



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

Map not to scale and shows approximate locations only. Travel times and distances taken from google maps and are indicative only. 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's policy of continuous improvement, the finished product may vary from the information provided. 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. 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. Trent Park and The Carlton are marketing names and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley to ascertain the availability of any particular property. E743/05CA/0921











Berkeley  
Designed for life