

Shared Ownership

2 Bedroom Apartments

The
Kendrick
Collection
at



TRENT PARK
ENFIELD, LONDON

Bruton House
Lyon House

Contents

Start a new chapter at Trent Park	03
The history of Trent Park	08
Transport connections	13
Discover the local area	14
Schools and nurseries	16
Getting to know your surroundings	18
Specification – it's all in the details	25
Bruton House	27
Lyon House	31
Shared Ownership explained	36
The Legal & General promise	40



Start a new chapter of history at Trent Park

Once a royal hunting ground, the 413 acres of north London parkland that makes up Trent Park today offers even richer rewards for those who seek them out. You'll be able to choose from a range of beautiful two bedroom apartments which together form part of this impressive development built by Berkeley Homes.

Legal & General Affordable Homes is offering a unique opportunity to purchase an apartment here through Shared Ownership. Thanks to this scheme, you can own your home in Trent Park with a lower deposit than is required to buy outright or with other buying schemes, giving you a chance to achieve more than you imagined possible.

*A chance to
make your own mark
where kings and queens
have stood*

Nestled in stunning parkland in the north London triangle of Oakwood, Cockfosters and Hadley Wood, Trent Park offers the opportunity to indulge in a new way of life, in a setting rich in history.

Discover wide-ranging local amenities, enjoy easy access to the M25 and stay connected with all that London offers, with connections to King's Cross in 27 minutes from nearby Oakwood underground station.

Journey time taken from tfl.gov.uk and is approximate only.

*Magnificent grounds
and gardens, plus the
greatest outdoors*

Explore and experience everything Trent Park has to offer, as a mix of natural and purpose-built landscapes offer you a chance to escape the city in this tranquil setting that's still within easy reach of the bright lights.

A place which has seen and heard so many tales

The changing landscape of Trent Park

The area was first established in 1136 by Geoffrey de Mandeville, 1st Earl of Essex. He is believed to have lived in a manor house at Camlet Moat, set within the grounds.

The earl devised a boundary around Enfield Wood and converted it into a fabled hunting park frequented by monarchs such as Henry VIII, Elizabeth I, James I and Charles I.

Its hunting heritage led to the area being known as Enfield Chase. Today, it's called Trent Park, but the original title lives on in the name of a nearby railway station.



An early illustration of Trent Park



The crest of Geoffrey de Mandeville
© 2020 R.S. Nourse



A historic map of The Enfield Chase



*Secret listeners in
Trent House during World War II*



British military intelligence officers of World War II, 1943.

The World War II listening post

During the war, Trent House was requisitioned by the War Office and used as a Prisoner of War camp for captured German Generals. But unknown to them, it had a hidden purpose.

Secret listeners in the house's basement as well as bugged objects and hidden microphones were used to record their conversations and provide intelligence into Nazi battle plans, submarines and even their atomic bomb research.

The listening project was the brainchild of Lieutenant Colonel Thomas Kendrick, who worked for MI19, part of military intelligence.

Perhaps his greatest coup was when one loose-tongued general let slip about his visit to a Nazi secret weapons establishment. This is where the infamous V1 doodlebugs and V2 rockets were developed. Because of what had been learned by the eavesdroppers at

Trent Park, the area was heavily bombed, greatly delaying the introduction of these deadly weapons and saving many lives.



It's time to create your own history

With Shared Ownership, you have the opportunity to start a new chapter in this serene parkland setting that has witnessed so much over the years.

Nature is all around you, yet so much more is on your doorstep. From sport and leisure facilities to shopping and dining opportunities, plus tube stations and motorways are within easy reach.

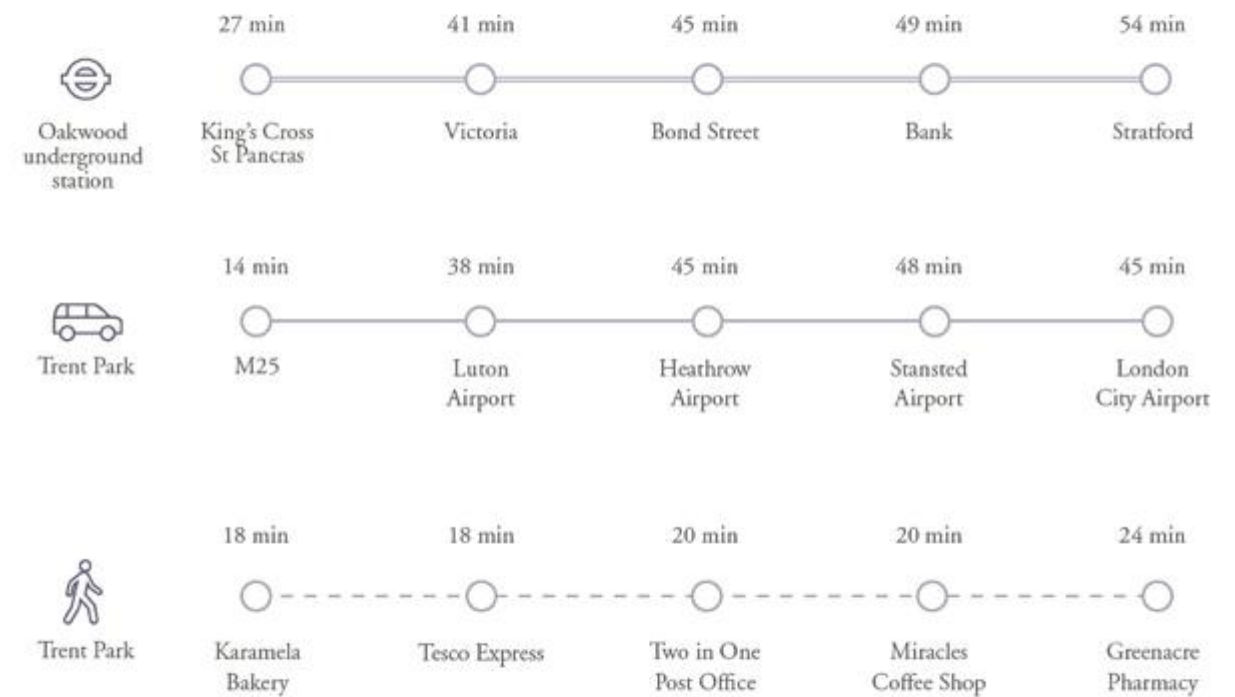




*Roam free and
explore this unique
new destination*

Trent Park

*Tranquil surroundings with
all the right connections*

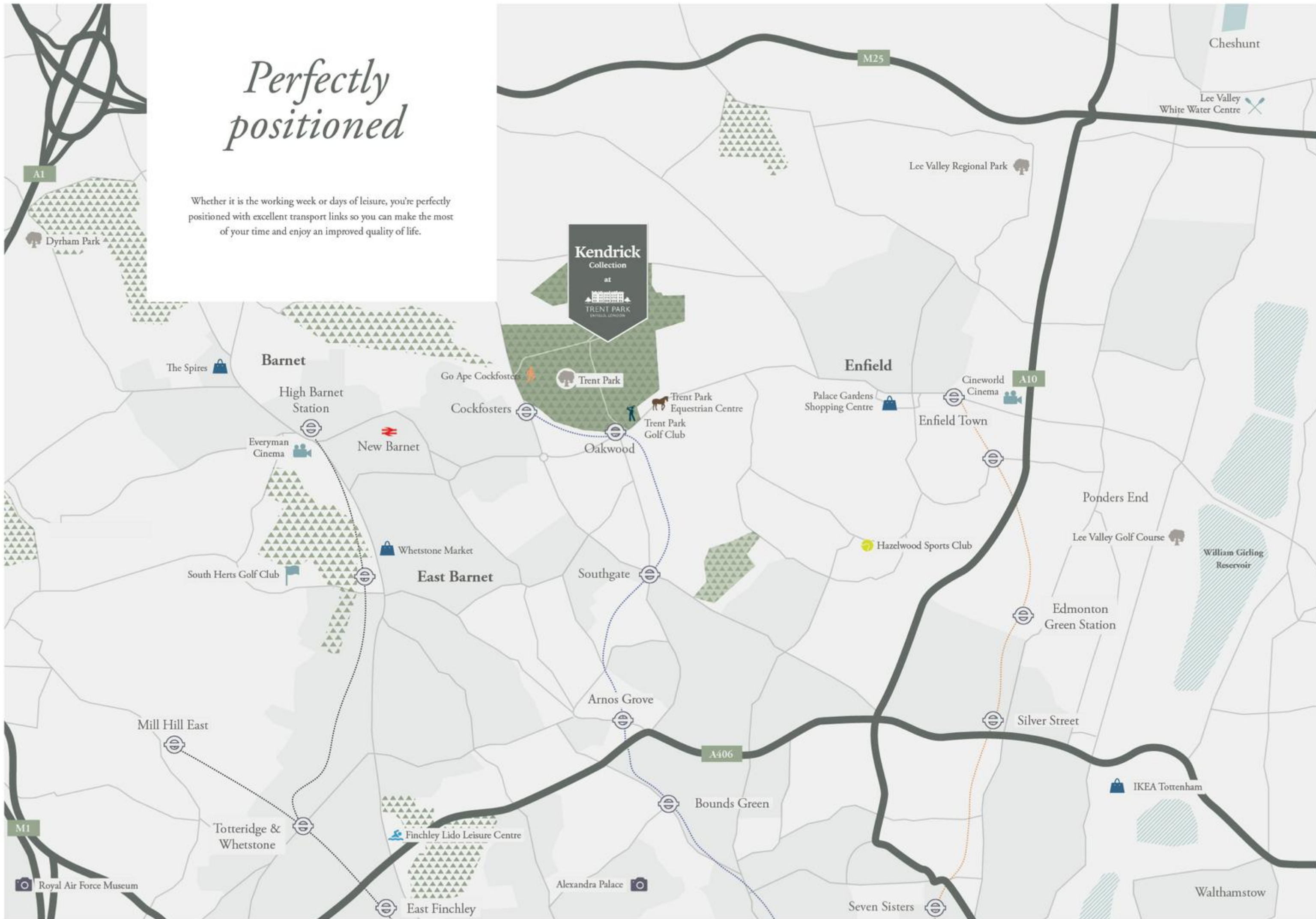


Your journey starts here

Walk through the parkland to reach Cockfosters and Oakwood tube stations on the Piccadilly line. There will be a regular courtesy shuttle bus, within the development, to Oakwood Hill station. The underground will take you direct to King's Cross in under 27 minutes, with other central London destinations readily accessible. Junction 24 of the M25 is four and a half miles away, while Heathrow and Luton airports are each accessible by road in under fifty minutes.

Perfectly positioned

Whether it is the working week or days of leisure, you're perfectly positioned with excellent transport links so you can make the most of your time and enjoy an improved quality of life.



Close to outstanding schools and nurseries

Living at Trent Park means you'll be within 5 miles of 69 nurseries, 47 'Outstanding' Ofsted-rated primary schools, 21 'Outstanding' Ofsted-rated secondary schools and 17 independent schools. It's the perfect location for you to raise a family and give your children the best possible start.

Nursery Schools

Shining Stars
Day Nursery

🚲 8 min 🚗 7 min

Blue Planet
Montessori

🚲 9 min 🚗 7 min

Stars Nursery Southgate

🚲 10 min 🚗 8 min

Salcombe
Day Nursery

🚲 10 min 🚗 9 min

Livingstone Primary
& Nursery School

🚲 11 min 🚗 13 min

Primary and Preparatory Schools

State school
Ofsted: Outstanding
Trent Park CE
Primary School

🚲 10 min 🚗 9 min

Independent school
Salcombe
Preparatory School

🚲 7 min 🚗 11 min

State school
Ofsted: Good
Merryhills
Primary School

🚲 10 min 🚗 9 min

Independent school
Lyonsdown School

🚲 19 min 🚗 14 min

Independent school
Ofsted: Outstanding
St John's School

🚲 23 min 🚗 19 min

Secondary Schools

State school
Ofsted: Good
Southgate School

🚲 9 min 🚗 8 min

Grammar school
Ofsted: Outstanding
The Latymer School

🚲 26 min 🚗 16 min

Independent school
Ofsted: Outstanding
St John's Senior School

🚲 23 min 🚗 17 min

Academy
Ofsted: Outstanding
Dame Alice
Owen's School

🚲 33 min 🚗 24 min

State school
Ofsted: Outstanding
Highlands School

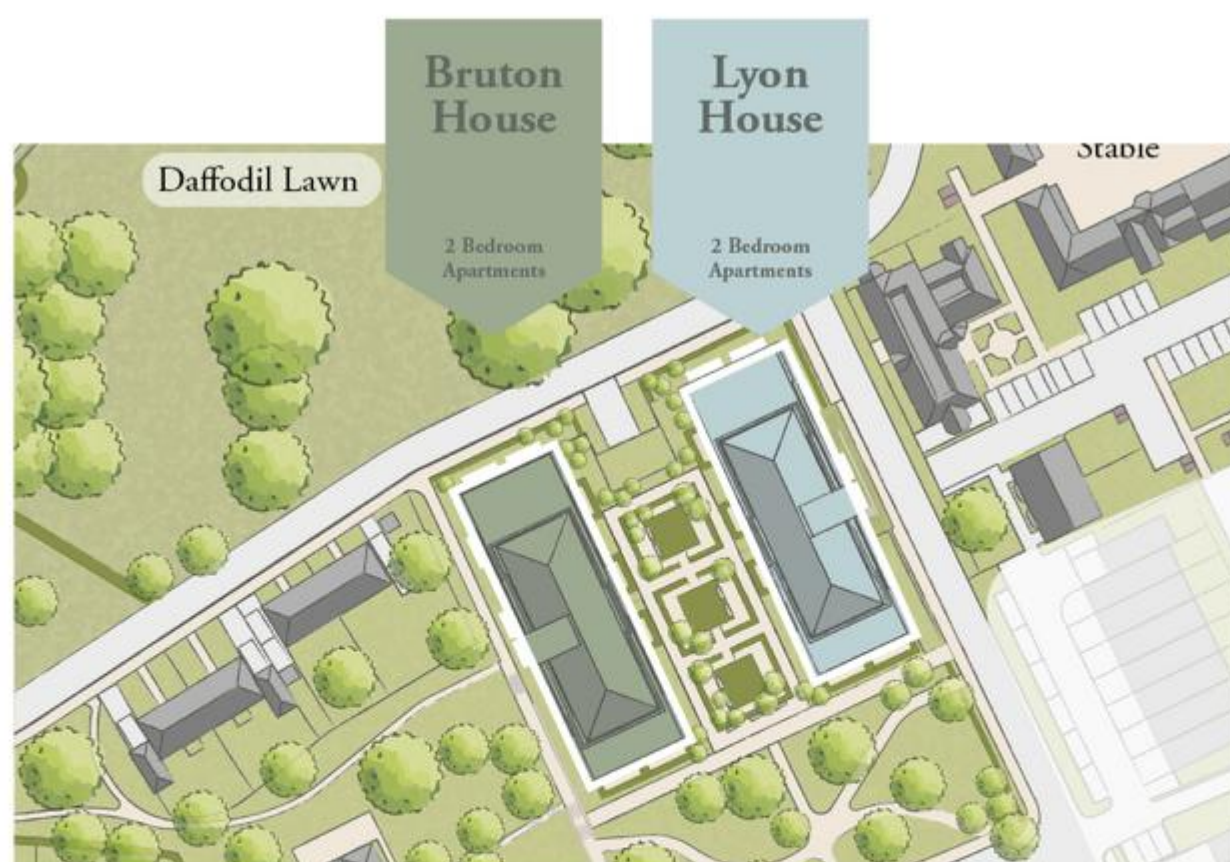
🚲 12 min 🚗 9 min



Getting to know your surroundings

Our Shared Ownership apartments sit within the Bruton House and Lyon House buildings in the heart of Trent Park's illustrious grounds, adjacent to the Daffodil Lawn and the historic Mansion House in view.

We also have The Chase Collection, Bevan House, Barnham House and Milner House located in front of The Kendrick Collection with views across the golf course. They accommodate 1, 2 & 3 bedroom apartments also available with Shared Ownership.



The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the apartment designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please speak to a Sales Consultant for more details.



*An enviably
balanced way of life*

Here, where town meets country, is an ideal setting for putting down roots. This exclusive development covers 56 acres within the 413 acres of mature parkland of Trent Park. Work from home in an idyllic setting, take an easy ride to the centre of town, or access the M25 within a few minutes. Everything is within reach.

Out and about

Play a round or visit the driving range at the Trent Park Golf Course, barely a tee shot away, and one of the best public pay-and-play 18-hole courses in London. Take a lesson at the Trent Park Equestrian Centre and go riding in the park. Also a short stroll away is the Southgate Hockey Centre, which additionally offers all-weather football pitches and Nordic walking. For an adrenaline adventure, head for the zip wire at Go Ape, Cockfosters and experience speeds of up to 45 mph.

For everyday relaxation, simply take a stroll in the park, watch the mandarin ducks on the lakes or maybe even spot a Muntjac deer. Mixing ancient woodland and grassland, Trent Park is also home to rare trees and orchids. Go wherever your mood takes you, or follow the walking routes that pass historic memorials such as Sassoon's Obelisk, the Duke's Pyramid and Camlet Moat.



Browse the local shops and boutiques of Cockfosters High Street, an easy walk away. Join friends for lunch at Miracles Bistro or Skewd Kitchen, then have evening cocktails or an intimate dinner at La Petite Auberge. The Power of Health Café is perfect for a post-workout bite or lazy breakfast, while Middeys is also a popular brunch destination.



Interiors to match the splendour of the exterior

Generous-sized rooms finished to a high specification are full of natural light, complementing the semi-rural setting. The contemporary décor is additionally offset by historical touches that echo the distinguished heritage of its magnificent surroundings.



It's all in the details

Kitchen

- Contemporary matt cashmere kitchens with laminate worktop and upstand
- Under-unit lighting to wall cabinets
- Stainless steel 1½ bowl sink with chrome mixer tap
- Glass splashback to hob
- Induction hob with integrated cooker hood
- Zanussi electric oven at mid height
- Zanussi integrated fridge/freezer and dishwasher
- Integrated recycling bins
- Freestanding washer/dryer to utility cupboard in hall

Bathroom

- Contemporary white sanitaryware with back to wall toilet, soft close seat and semi-recessed basin with vanity top to match bath panel
- White bath with Vado thermostatic bath/shower mixer and frameless glass bath screen
- Vado chrome mixer tap to basin
- Porcelanosa large format wall tiling to bath and shower area and vanity area
- Chrome electric heated towel rail
- Mirror above vanity area

En suite

- Contemporary white sanitaryware with back to wall toilet, soft close seat and semi recessed basin with vanity top to match bath panel
- White shower tray with Vado thermostatic shower mixer and glass shower screen
- Vado chrome mixer tap to basin
- Porcelanosa large format wall tiling to shower and vanity area
- Chrome electric heated towel rail
- Mirror above vanity area

Flooring

- Wood plank effect laminate flooring to hall, kitchen/dining area and living room
- Porcelanosa floor tiles to bathroom
- Luxury twist pile grey carpet to bedrooms

General

- Aluminium framed full height double glazed windows
- Walls and ceilings painted matt white
- Architraves and skirtings painted satin white
- Entrance door with viewer
- White panelled internal doors with lever on rose chrome door furniture
- Ideal combi boiler with contemporary white radiators
- Lockable post box located in communal entrance lobby
- NHBC 12 year warranty and 2 year Berkeley Homes warranty

Electrical

- Video entry system with handset to hall
- White LED downlights to hall, kitchen/dining, living room and bathroom
- Pendant lighting to bedrooms
- White sockets and switches throughout
- Media point to living room containing two double plug sockets, TV socket, double data socket
- TV and telephone point to master bedroom
- Smoke detector and heat detector
- Shaver socket to bathroom and ensuite

Communal Facilities

- Gated development with fob access
- 24-hour on-site security and Estate Manager
- Shuttle bus service from development to Oakwood Hill station
- Lift
- Carpet to lobby and corridors
- Landscaped gardens at ground level
- Cycle storage
- One parking space per apartment



Trent Park

Bruton House

2 Bedroom
Apartments

Bruton House

2 bedroom apartment

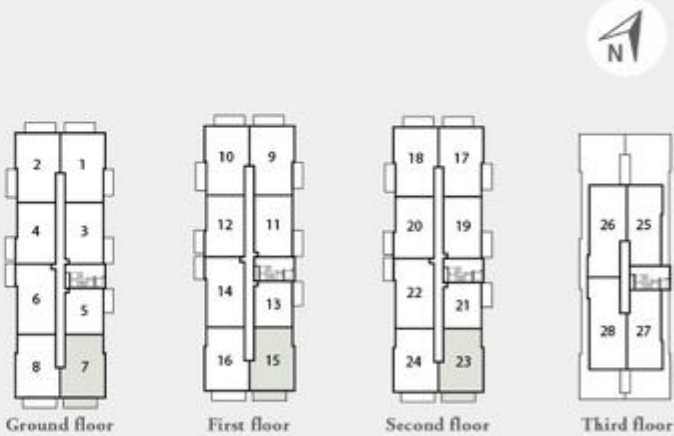
Plots 7, 15 & 23

Total Area
87.14 sq m / 938 sq ft

Kitchen	3.18m x 2.57m	10'5" x 8'5"
Living/Dining Area	5.51m x 4.93m	18'0" x 16'2"
Bedroom 1	4.55m x 3.49m	14'11" x 11'5"
En suite	2.55m x 2.20m	8'4" x 7'2"
Bedroom 2	3.61m x 3.00m	11'10" x 9'10"
Bathroom	2.51m x 2.42m	8'2" x 7'11"

◀ ▶ Measurement Points St – Store
W/D – Washer/Dryer

*Terrace to plot 7. The floorplans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.



28

Bruton House

2 bedroom apartment

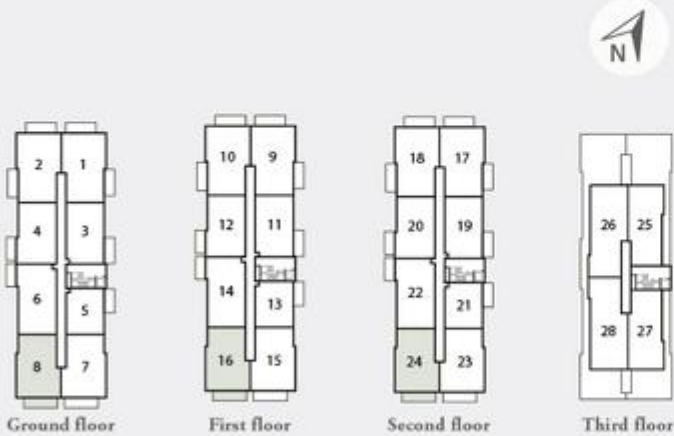
Plots 8, 16 & 24

Total Area
87.14 sq m / 938 sq ft

Kitchen	3.18m x 2.57m	10'5" x 8'5"
Living/Dining Area	5.51m x 4.93m	18'0" x 16'2"
Bedroom 1	4.55m x 3.49m	14'11" x 11'5"
En suite	2.55m x 2.20m	8'4" x 7'2"
Bedroom 2	3.61m x 3.00m	11'10" x 9'10"
Bathroom	2.51m x 2.42m	8'2" x 7'11"

◀ ▶ Measurement Points St – Store
W/D – Washer/Dryer

*Terrace to plot 8. The floorplans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.



29

Bruton House

2 bedroom apartment

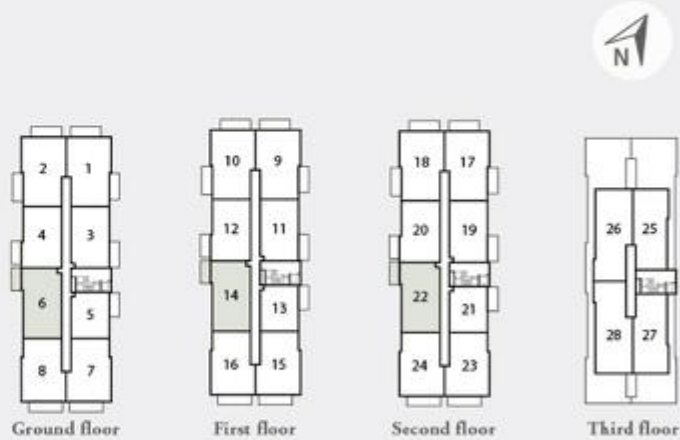
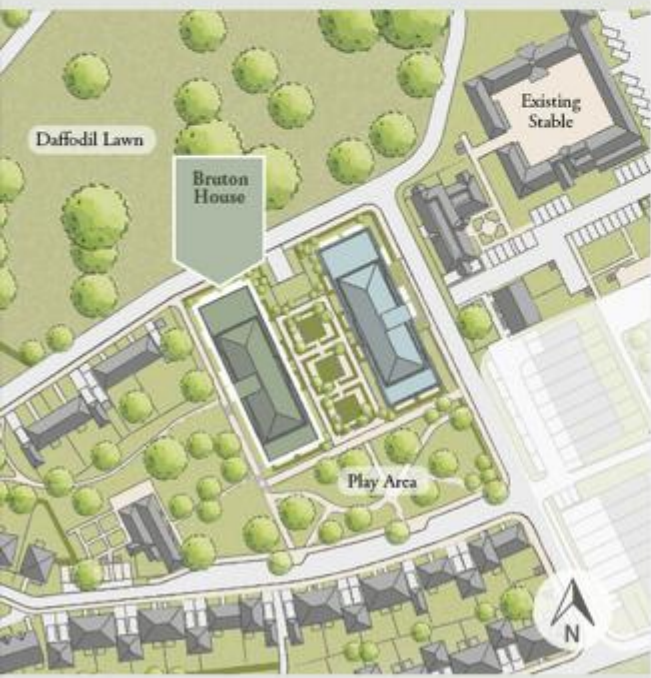
Plots 6, 14 & 22

Total Area
89.14 sq m / 959 sq ft

Kitchen/Dining Area	5.24m x 3.22m	17'2" x 10'6"
Living Area	3.96m x 3.44m	12'11" x 11'3"
Bedroom 1	4.72m x 3.02m	15'5" x 9'10"
En suite	2.35m x 2.02m	7'8" x 6'7"
Bedroom 2	3.53m x 3.26m	11'6" x 10'8"
Home Office	3.53m x 2.60m	11'6" x 8'6"
Bathroom	2.50m x 2.02m	8'2" x 6'7"

◀ ▶ Measurement Points St – Store
W/D – Washer/Dryer

*Terrace to plot 6. The floorplans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.



Lyon House

2 Bedroom
Apartments

Lyon House

2 bedroom apartment

Plots 7 & 15

Total Area
87.14 sq m / 938 sq ft

Kitchen	10'5" x 8'5"
Living/Dining Area	18'0" x 16'2"
Bedroom 1	14'11" x 11'5"
En suite	8'4" x 7'2"
Bedroom 2	11'10" x 9'10"
Bathroom	8'2" x 7'11"

◀▶ Measurement Points St – Store
W/D – Washer/Dryer

*Terrace to plot 7. The floorplans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.



Lyon House

2 bedroom apartment

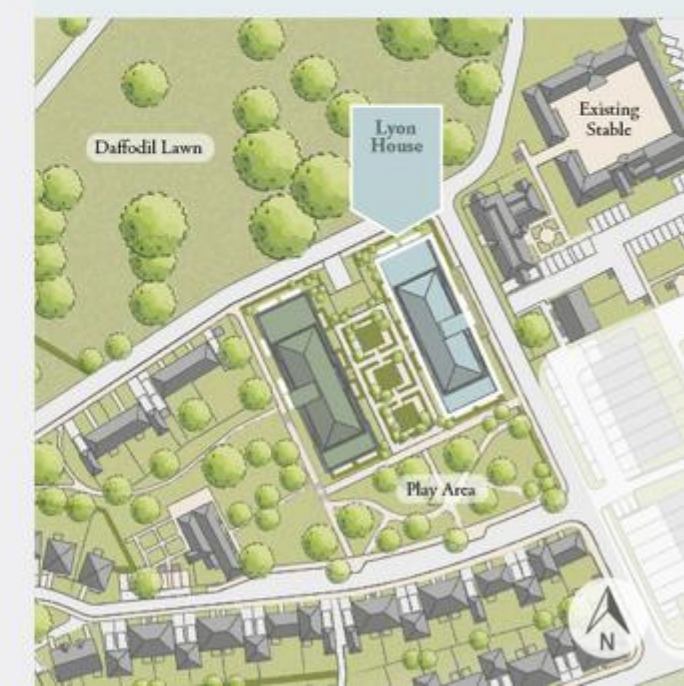
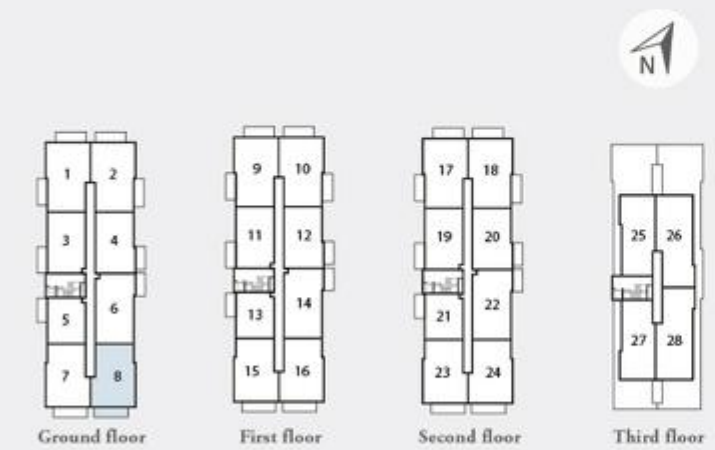
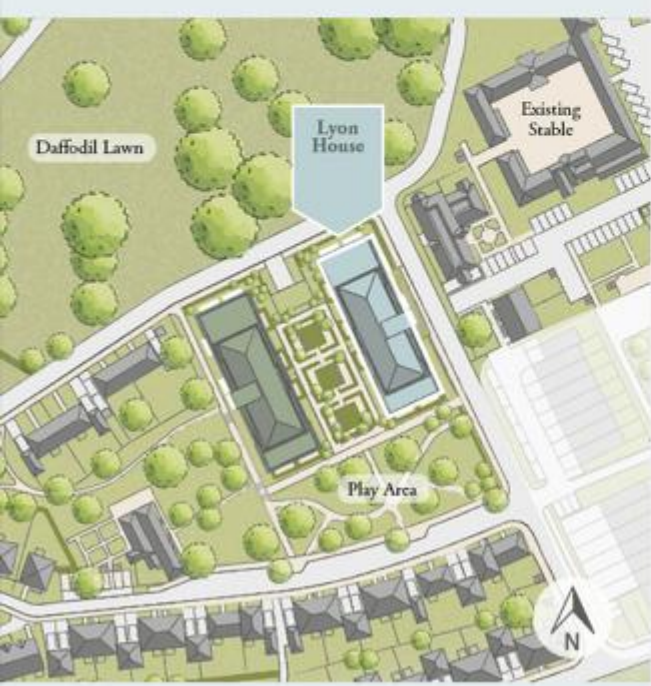
Plot 8

Total Area
87.14 sq m / 938 sq ft

Kitchen	10'5" x 8'5"
Living/Dining Area	18'0" x 16'2"
Bedroom 1	14'11" x 11'5"
En suite	8'4" x 7'2"
Bedroom 2	11'10" x 9'10"
Bathroom	8'2" x 7'11"

◀▶ Measurement Points St – Store
W/D – Washer/Dryer

The floorplans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.



Lyon House

2 bedroom apartment

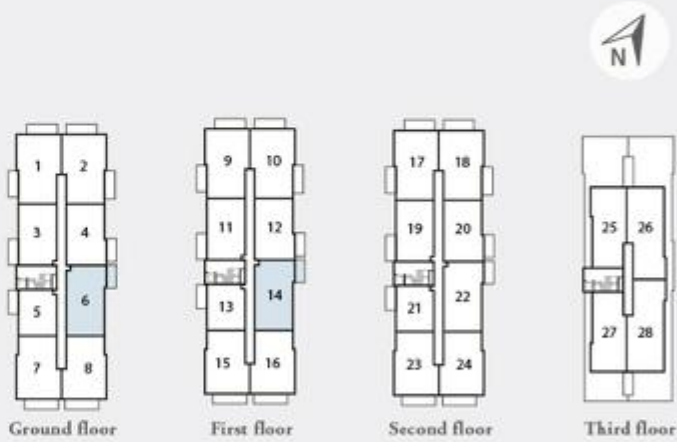
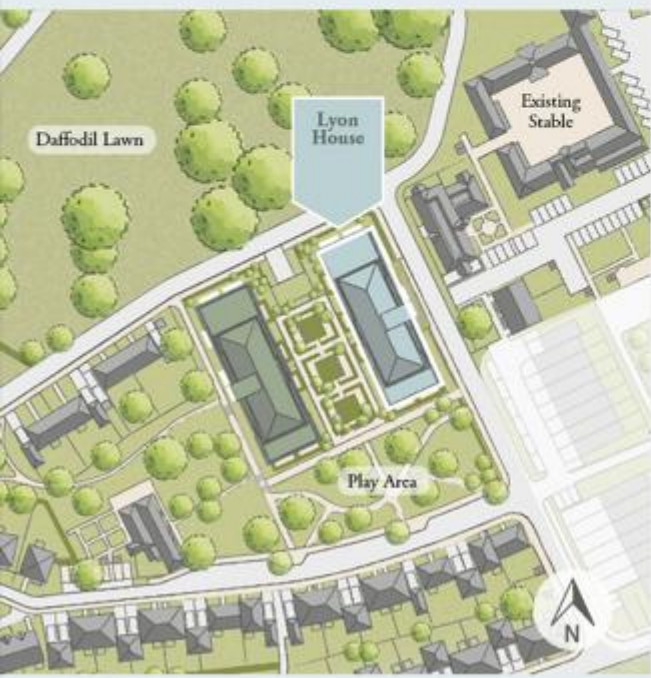
Plots 6 & 14

Total Area
89.14 sq m / 959 sq ft

Kitchen/Dining Area	5.24m x 3.22m	17'2" x 10'6"
Living Area	3.96m x 3.44m	12'11" x 11'3"
Bedroom 1	4.72m x 3.02m	15'5" x 9'10"
En suite	2.35m x 2.02m	7'8" x 6'7"
Bedroom 2	3.53m x 3.26m	11'6" x 10'8"
Home Office	3.53m x 2.60m	11'6" x 8'6"
Bathroom	2.50m x 2.02m	8'2" x 6'7"

◀▶ Measurement Points St – Store
W/D – Washer/Dryer

*Terrace to plot 6. The floorplans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.



Let Shared Ownership be your step onto the property ladder

This home ownership scheme allows you to buy an initial share in your home and rent the remaining share. Over time, you can then buy more shares in your home until you own the full 100%. Find out more...



Q: How does Shared Ownership work?

The Shared Ownership scheme is simple, you buy an initial share of between 30% and 75% of the home's full value and pay a subsidised rent on the remainder. You may purchase further shares (up to 100%) as your circumstances change, should you choose to.

Q: Do I need to live or work in the area?

Priority will be given to people who live or work in the London Borough of Enfield for a period following release. Thereafter you do not need to live or work in the Borough to be able to purchase a home.

Q: How do I know what percentage I can purchase?

You can purchase any share from 30% to 75% of the initial purchase price. You will be asked to speak to a financial advisor to assess what share you can buy that is both affordable and sustainable.

Q: Will I need a deposit?

Yes, you still need a deposit, but only on the percentage of the property you are buying. Mortgage deposits can often be from 10% of the share value.

Q: Is it cheaper than renting?

Shared Ownership can be cheaper than renting privately as the mortgage cost and low rent usually add up to less than the equivalent rental payments to a landlord.

Q: What if I already have a home?

If you already own a property you would need to have confirmed the sale of your home when you apply to buy via Shared Ownership. Your application would be assessed based on your housing need for you to be considered for Shared Ownership.

Q: Can I buy a property on my own?

If you earn or have a household income up to a maximum of £90,000 per annum, you would be eligible. You can also use Shared Ownership to buy alone or with another person as long as your joint incomes don't exceed the maximum earnings bracket.

Q: How is the rent calculated?

On the share you don't own, we charge a rent of between 1.90% and 2.75%, depending on which apartment you choose. Our Sales Consultant and your financial advisor can give you further details based on your specific circumstances.

YOU BOUGHT:

30%
SHARE OF YOUR
NEW HOME

YOUR DEPOSIT:

10%
DEPOSIT ON THE
SHARE VALUE

Q: Can I buy additional shares in the property?

Yes, you can. This is known as "staircasing". When you buy more shares in your home, your home is revalued and you buy the shares at the current market value, at the time you are buying the shares. You can staircase up to 100%.

Q: Can I rent out my property?

You cannot grant an assured shorthold tenancy on a Shared Ownership property. If you want to get a lodger you can, however, you need to be able to afford to purchase the home without any assistance.

Q: Will I have to pay Stamp Duty?

When you buy a share in one of our homes you will have to pay a Stamp Duty Land Tax (SDLT). We advise you consult your Solicitor as to the amount payable at the point of your legal completion.

There are two ways to pay on a newly built (new Lease) property. Making a one-off payment based on the total market value of the property or paying any SDLT due in stages. If you decide to make a one-off payment upfront this is known as making a "market value election". If you choose to pay SDLT in stages then you pay SDLT on the initial purchase amount. Should you choose to pay SDLT in stages, you will not have to make any further payments until you own more than an 80% share of the property.

Q: What if I want to sell my property?

When you want to sell your Shared Ownership home Legal & General Affordable Homes has a time period specified within your lease to offer the property to another eligible shared owner. If we are unable to source a suitable purchaser in this time, you can put the property on the open market.

"You don't need our permission for decorating"

Q: How will I pay my rent?

Legal & General has appointed a Management Provider, Pinnacle Group, to manage your rental account and will collect the rent on our behalf. They will be in touch with more information nearer the time of completion.

Q: Who will manage my property and the communal areas of the building?

Our Management Provider, Pinnacle Group, will manage your property. They are your first point of contact for any queries about your home. They will collect rent and service charges, and help you if you want to staircase or sell. They will also oversee the work of Cluttons, who have been appointed by Berkeley Homes to carry out the management and maintenance of the building and communal areas, on behalf of all Trent Park residents.

Q: What does my service charge include?

Service charges are fees that each property contributes to for the maintenance of the common internal and external areas such as the on-site security, shuttle bus, landscaping, cleaning and building insurance. This charge will be collected with your monthly rent payment by Pinnacle Group. Your Sales Consultant will provide you with the cost and your Solicitor will be provided with the breakdown of what the costs cover.

Q: What is the length of the lease?

The lease is for 125 years.

Q: Can I decorate and make improvements to my home?

Yes, you don't need our permission for decorating or simple repairs, however, you would need to get permission for larger works to ensure it does not affect the structure of the building.

Get in touch

Contact our sales team

E: trentpark@landgah.com

T: 020 8148 4923

www.landgah.com/trent-park

Our friendly sales team will be able to assist you in selecting and reserving your new home.



About Legal & General

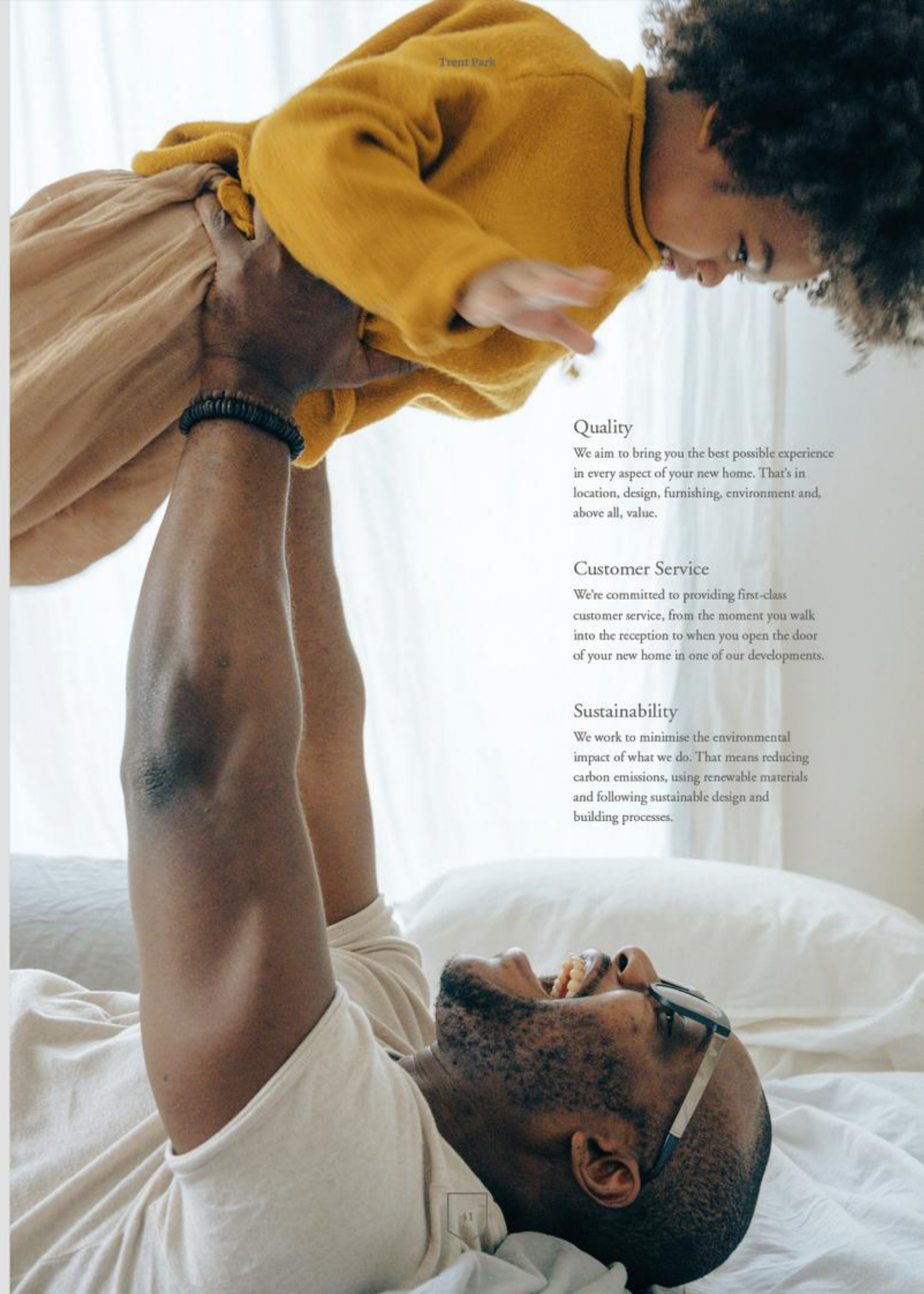
There is a shortage of affordable housing in the UK, especially in places where people prefer to live. The high level of deposit required to buy a home outright means many people can't afford to access a new home and are stuck renting.

Legal & General Affordable Homes was created to make a real difference to the number of affordable homes available in England. Our purpose is to increase the supply of affordable housing by investing long-term institutional capital to build more affordable homes for those that need them.

We are a subsidiary of Legal & General Capital who invest in key sectors where there has previously been a shortage of investment and innovation. Our sister companies, such as CALA Homes and Legal & General Modular Homes are testament to the commitment Legal & General are making to housing provision, innovation and environmental sustainability in the UK.

We aim to build 3,000 affordable homes per year by 2023, with half available as Shared Ownership. We are committed to providing well managed, high-quality homes with excellent customer service.

We look forward to welcoming you as a Legal & General customer and helping you build your future at Trent Park.



Quality

We aim to bring you the best possible experience in every aspect of your new home. That's in location, design, furnishing, environment and, above all, value.

Customer Service

We're committed to providing first-class customer service, from the moment you walk into the reception to when you open the door of your new home in one of our developments.

Sustainability

We work to minimise the environmental impact of what we do. That means reducing carbon emissions, using renewable materials and following sustainable design and building processes.

How to find us

The Kendrick Collection at Trent Park sits amidst historic parkland within walking distance of both Cockfosters and Oakwood tube stations, with a shuttle bus also available from the latter. To see just how much a Shared Ownership apartment here could offer you, why not come and see us soon?

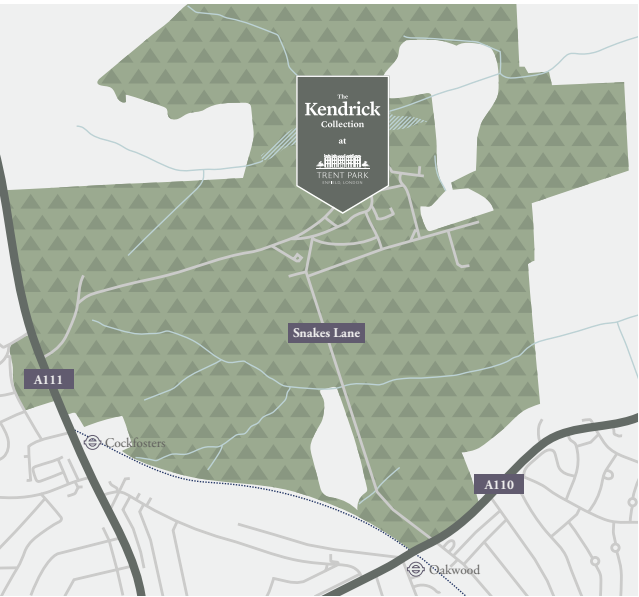
Trent Park, Snakes Lane (off Bramley Road), Enfield, London EN4 0PS

The Kendrick Collection at Trent Park

E: trentpark@landgah.com

T: 0808 163 7788

www.landgah.com/trent-park



Legal & General Affordable Homes terms and conditions apply. All content within this document is indicative only. Legal & General Affordable Homes reserves the right to make any changes at any time. Please speak to a member of our Sales Team for up-to-date information when reserving your new home. Information is correct at the time of going to print. Maps not to scale. Distances and journey times taken from [google.co.uk/maps](https://www.google.co.uk/maps) and tfl.gov.uk and are approximate only. Shared Ownership – Terms and conditions apply. This scheme is subject to status and fitting criteria. Minimum and maximum share values will apply and rent is payable on the unsold share. November 2020.

Trent Park

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

Tel: 0808 163 7788

www.landgah.com/trent-park



Afford. Live. Love.