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BRUTON HOUSE, TRENT PARK, COCKFOSTERS, EN4

We are pleased to offer for sale this boutique style, contemporary 2 bed, 2 bath luxury penthouse apartment with large private terrace set in the highly popular Trent Park Development.
This beautiful apartment offers all the benefits of modern living in a calm and tranquil setting, uniquely positioned at the heart of 413 acres of historic grounds in Trent Park. There is a museum in "Trent Park House" and coffee shop in the grounds which are open to the public, plus Residents-Only also benefit from access to the Exclusive Lawn Club with open-air pool, gym and tennis courts.
Spread over 932 square feet, the property offers two double bedrooms both with ensuites, an additional separate WC, an open plan luxury Living / Kitchen / Dining Room which leads to a wrap around balcony & large private south-facing terrace overlooking the golf course & landscaped gardens. It also has 2 underground secure parking spaces (1 with electric car charging).
VIEWING IS A MUST TO TRULY APPRECIATE ALL THIS PENTHOUSE APARTMENT HAS TO OFFER.



ACCOMMODATION

* LUXURY, CONTEMPORARY 3RD FLOOR PENTHOUSE APARTMENT * SET IN THE HISTORIC GROUNDS OF TRENT PARK * 2 DOUBLE BEDROOMS WITH FITTED WARDROBES BOTH WITH ENSUITES * A SEPARATE GUEST CLOAKROOM * KITCHEN OPEN PLAN TO LIVING ROOM / DINER * LUXURY FITTED KITCHEN INTEGRATED APPLIANCES AND STONE WORKTOPS * LARGE WRAP AROUND BALCONY WITH SOUTH-FACING TERRACE *
* LONG 994 YEAR LEASE *

* RESIDENTS-ONLY EXCLUSIVE POOL, GYM & TENNIS COURTS * GATED UNDERGROUND PARKING FOR 2 CARS - 1 WITH ELECTRIC CHARGING *

SERVICES: ZONED UNDERFLOOR HEATING * FEATURES: DOUBLE GLAZING, VIDEO ENTRY PHONE SYSTEM, LIFT, GATED ENTRANCE

PRICE: £795,000 LEASEHOLD

ENTRANCE HALL

Engineered wood flooring, spotlights to the ceiling & access to both bedrooms, kitchen / reception, the guest WC and two storage cupboards (one serving as a Utility cupboard).



OPEN-PLAN KITCHEN / RECEPTION ROOM 20'8 x 16'5 (6.30m x 5.00m)

Double glazed floor to ceiling doors leading to the large south-facing terrace, engineered wood flooring & spotlights to the ceiling.



OPEN-PLAN KITCHEN / RECEPTION ROOM (pic 2)



KITCHEN AREA

Double glazed window looking out to the landscaped gardens, engineered wood flooring. Shaker style kitchen with stone worktops & upstands. Electric single oven, microwave oven and induction hob. Integrated extractor hood, fridge/freezer & dishwasher. Plumbed for washing machine/dryer (located in separate cupboard), Wine cooler fridge.



RECEPTION AREA



BEDROOM 1 14'2 x 10'9 (4.32m x 3.28m)
Double glazed floor to ceiling window & door to balcony, letting in lots of natural light. Carpeted, with spotlights to the ceiling, access to ensuite & fitted shaker style wardrobes to one wall.



BEDROOM 1 (pic 2)
A different aspect showing access to the ensuite & fitted wardrobes.



ENSUITE BATHROOM
Shaker style vanity unit with semi-recessed wash hand basin & vanity unit beneath. Stone worktop, wall mirror with feature lights. Floor mounted back to wall WC with concealed cistern. White stell bath with shaker style matt finish bath panel & glass screen.



BEDROOM 2 12'5 x 11'4 (3.78m x 3.45m)
Double glazed window to side, carpeted, with spotlights to the ceiling, fitted wardrobe & access to the ensuite shower room.



BEDROOM 2 (pic 2)



ENSUITE SHOWER ROOM

Herringbone flooring, fully tiled with shaker style vanity unit with semi-recessed wash hand basin, vanity unit beneath & mirrored cabinet above. Floor mounted back to wall WC with concealed cistern. Shower with glass screen & overhead show & hand-shower set.



OUTDOOR BALCONY & TERRACE 65'11 x 25'2 (20.09m x 7.67m)

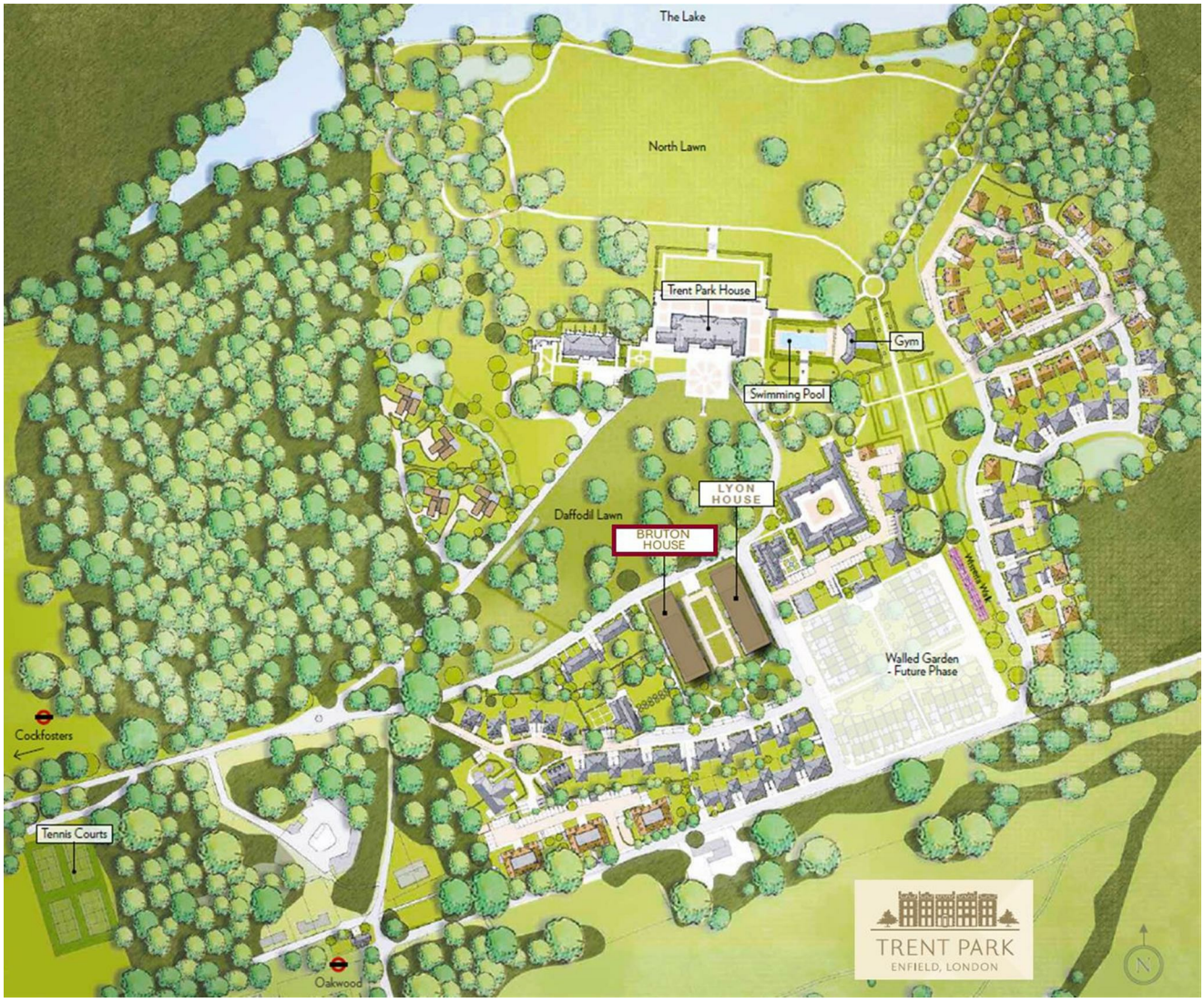
There is a long balcony running the length of one side of the apartment from the main bedroom to the large south-facing terrace at the rear.



WRAP AROUND BALCONY



TRENT PARK OVERVIEW





Living/Kitchen/Dining Room	6.34m x 5.03m	20'8" x 16'5"
Bedroom 1	4.34m x 3.33m	14'2" x 10'9"
Bedroom 2	3.48m x 3.81m	11'4" x 12'5"
Terrace	20.10m x 7.67m	65'11" x 25'2"

Bruton House, Cockfosters, EN4

Two Bedroom, 2 Bathroom Penthouse with large Terrace

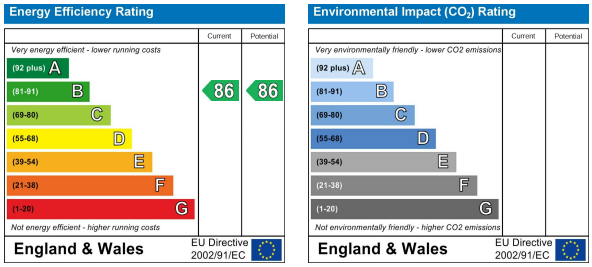
Total Area: 932 sqft (86.6 sqm)

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. Electrical positions shown are indicative only. Please ask Sales Consultant for further information.

◂ ▸ Measurement Points C Cupboard U Utility Room AOV Automatic Opening Vent (Smoke control system)

TRENT PARK ENFIELD, LONDON

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NAEA National Association of Estate Agents

PRS Property Redress Scheme

The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.

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