



# Flat 27, Bruton House

Trent Park

## Luxurious penthouse apartment with modern amenities and private outdoor grounds.

Experience modern sophistication and luxury design in this stunning penthouse located in an exclusive gated community built in 2020. Situated on the top floor, this property offers unparalleled comfort, security, and convenience, creating an exceptional living environment.



**1 RECEPTION ROOM**



**2 BEDROOMS**



**2 BATHROOMS**



**PARKING**



**ROOF TERRACE**



**FREEHOLD (SHARED)**



**TOWN**



**943 SQ FT**



**GUIDE PRICE  
£925,000**



### The property

The apartment features two spacious bedrooms, each with an elegant en-suite bathroom. Both bedrooms feature built-in wardrobes and with one of them enjoying direct access to the side terrace, offering a seamless indoor-outdoor connection. The expansive south facing terrace area provide the perfect spot for relaxing or entertaining while overlooking the beautifully maintained grounds.

Inside, the open-plan living, dining, and kitchen area is designed for modern living, with sliding glass doors that flood the space with natural light. The sleek kitchen is equipped with a built-in dishwasher, a wine cooler, and a projecting island featuring a Siemens induction hob with a seamlessly integrated extractor fan that rises at the press of a button. Underfloor heating throughout the flat ensures warmth and comfort year-round, while smart storage solutions with motion-sensor lighting add an extra layer of convenience.

### Outside

This penthouse offers exceptional security, with key fob entry, a 24h security patrol, and gated access. There is lift access to the top floor and a gated underground car park that comes with two dedicated parking spaces, including electric charging points. Residents can also enjoy exclusive access to a luxurious open-air swimming pool, a fully equipped gym, and beautifully landscaped communal gardens. Beyond the gates, picturesque open fields and walking paths are right on your doorstep, providing a serene escape.

### Location

The property is located in the stunning Trent country park, a sprawling 413-acre park with woodland trails, open meadows, and scenic lakes, offering an idyllic setting for leisurely walks, jogging, or picnics. The park is also home to historical sites, a wildlife sanctuary, and charming cafés, making it a beloved destination for residents of all ages.



## Location

Despite its tranquil setting, the area benefits from excellent transport links. Nearby Oakwood and Cockfosters Underground Station (Piccadilly Line) provides easy access to Central London (25 mins), a shuttle bus also operates 7 days a week available for residents direct to Oakwood station. While local amenities, boutique shops, and restaurants are within walking distance. For those who enjoy a balance of nature, modern living, and connectivity, this penthouse apartment offers an unbeatable lifestyle.



## Distances

- Finchley 6.7 miles
- Enfield 3.5 miles
- Potters Bar 5.3 miles

## Nearby Stations

- Cockfosters 0.9 miles
- Oakwood 0.8 miles
- Enfield 3.5 miles
- High Barnet 5.3 miles

## Key Location

- Trent Country Park
- Central London
- Watford
- Hampstead
- Alexandra Palace
- M25 (5 mins away)

## Nearby Schools

- Danegrove Primary School
- Church Hill Primary School
- East Barnet Secondary School
- Southgate school





## Floorplans

House internal area 943 sq ft (87.6 sq m)  
For identification purposes only.

## Directions

EN4 OEA

///bright.secure.sage

## General

Local Authority: Enfield Council

Services: Electricity, gas, mains water, private drainage  
(compliant with current regulations)

Council Tax: Band F

EPC Rating: B

Ground rent: £400pa

Car parking charge: £100pa

Service charge approx: £5,500pa



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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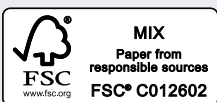
## Cuffley

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