TWELVE TREES
PARK
LONDON E16

THE REDWOOD



Berkeley
Designed for life

Welcome to The Redwood

TwelveTrees Park is an exciting new development in the heart of vibrant East London. Discover beautiful new homes surrounded by greenery, with exclusive amenities – all just minutes from the City, Canary Wharf, Stratford and the West End. .

Named after the tallest trees in the world, The Redwood is one of the highest buildings in TwelveTrees Park, boasting 34 storeys. With a striking design and a timeless bronze exterior, this collection of suites, 1, 2 & 3 bedroom apartments truly soars to new heights.

Everything about TwelveTrees Park is dedicated to your convenience and wellbeing. Beautifully landscaped gardens and open parkland occupy just under half of the development, creating a green and peaceful setting for you to unwind, just minutes from the fast pace of the City.

The exclusive residents' amenities grant you access to a gym, residents' lounge, workspaces, screening room and more. And with trendy cafés, bars and restaurants, there is always something to do and a place to meet.

Welcome to your connected life.

Computer generated image is indicative only and subject to change

Designed with parks and open spaces at its heart

With 12 acres of landscaping covering just under half of the development, TwelveTrees Park provides a beautiful scene of landscaped open gardens and courtyards filled with mature trees and flowers.

1. TwelveTrees Park
2. Science Garden
3. The Cordova Building
4. Public square leading to West Ham Station
5. New development station entrance
6. Office Hub
7. Science School



This 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 anytime without notice.

Iconic London skyline views

Standing tall above the London skyline, The Redwood is 34 storeys, and includes suites, 1, 2, & 3 bedroom apartments and a collection of penthouses, all with high specification luxury interiors. Set right in the dynamic heart of TwelveTrees Park, next to the Cordova Club residents facilities, the building is perfectly placed for West Ham station and access to all that London has to offer.





A flourishing place to call home



Computer generated image is indicative only and subject to change



Computer generated image is indicative only and subject to change.

12 acres of green space

The aspiration for a truly unique green space

TwelveTrees Park celebrates the heritage and distinctive character of the area. Taking the sites context, history and culture as our reference points, we have created open spaces and introduced play areas with structures that reflect local history.

Beautiful, sustainable water features glitter among the green hedges and flower beds, while 'urban pioneer' plant species have been strategically placed to establish new ecosystems around the park.

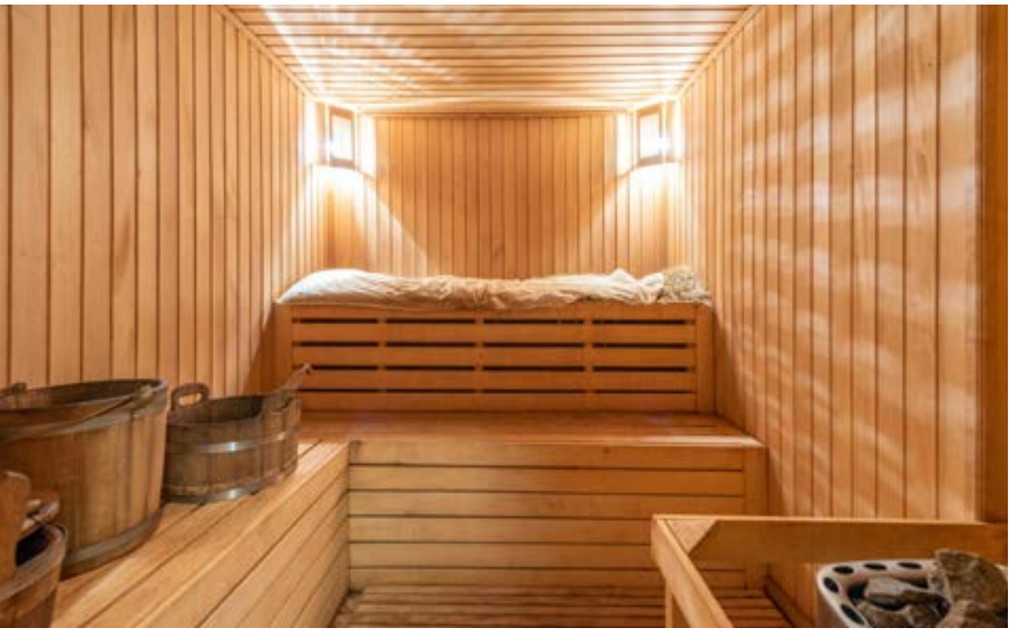
The large-scale areas of the park – the Piazza, Central Square and Viewing Steps – are destination spaces open to the whole community. The smaller community gardens offer residents flexible space for activities from gardening to education to group meetings and parties.

"TwelveTrees Park will be an amazing place to call home with a world-class park at your doorstep. We are making space for nature to return to this significant site on the Lea Valley, creating a unique destination for both people and wildlife."

James Lord - Partner, HTA Landscape Design



*Wellness Suite photos are indicative and may change.
Delivery planned for future phases, subject to planning approval.





THE CORDOVA CLUB

Elevated Wellbeing

Experience unparalleled luxury and convenience in The Wellness Suite, featuring cutting-edge spa-inspired facilities designed to enhance and elevate your lifestyle.

Computer generated images are indicative only and subject to change



Inspired interior design

Modern, fresh interiors

Elegant and minimalist interiors at TwelveTrees Park are designed and crafted from enduring materials that will age beautifully. Engineered flooring; porcelain tiles; kitchen units in subtle, timeless colours; contemporary taps and sanitaryware. All finished to Berkeley’s high standard of quality and attention to detail.

Three stylish finishes are available at The Redwood

- Willow
- Forest
- Ebony

Willow

Timeless, minimalist, and classic. If those words describe your ideal interiors, Willow is an excellent choice. The crisp colour scheme creates a sense of space and light within the home. It's also the perfect blank canvas for you to leave your mark, as it pairs with a variety of design styles and complementary colours.

Kitchen

Kitchen Cabinet

Kitchen Splashback





Bathroom

Feature Tiles

Floor & Wall Tiles

Brushed Brass Accessories

Computer generated image is indicative only and subject to change.

Forest

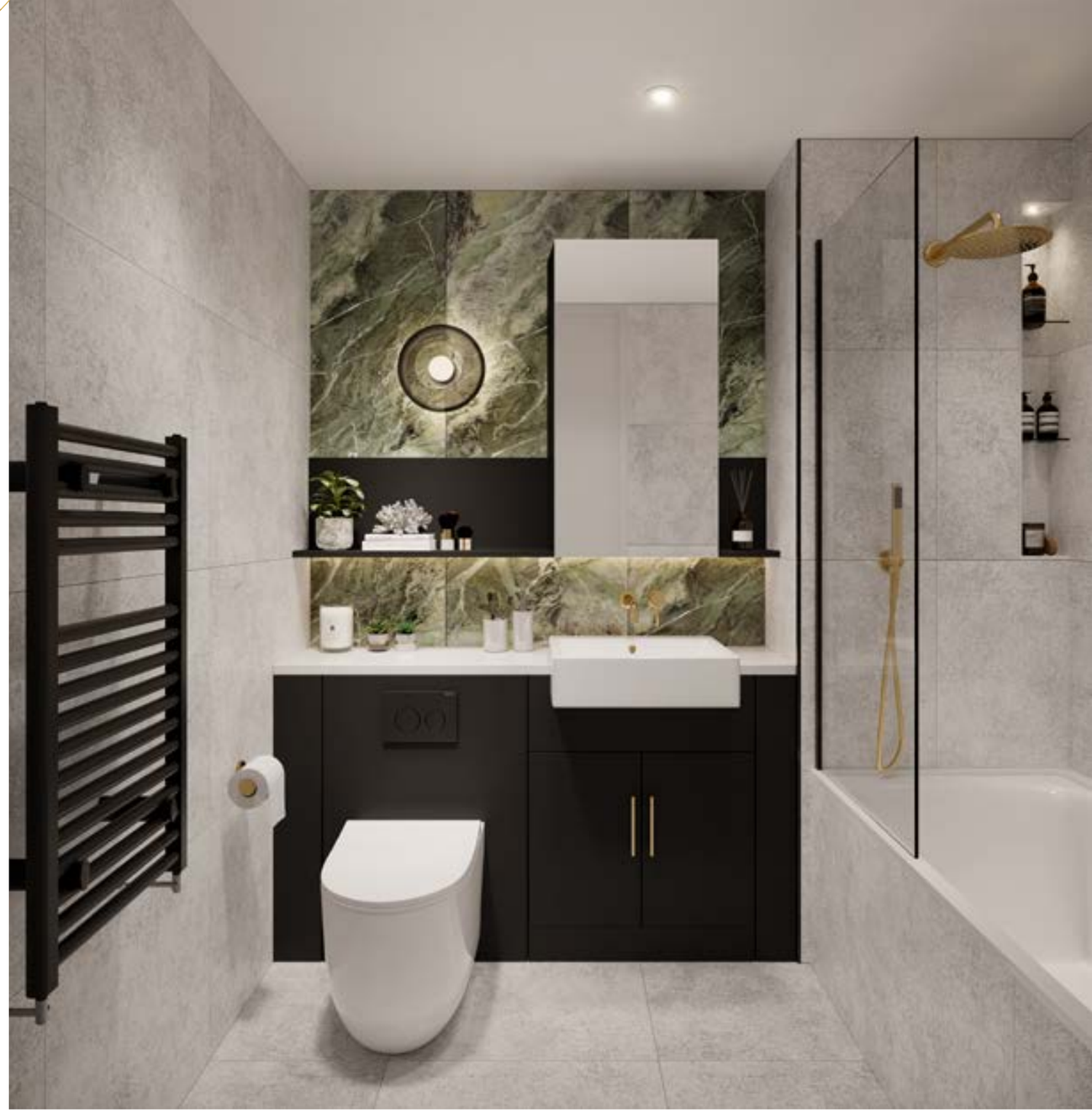
Welcome to your private oasis. Inspired by nature, this warm, earthy green makes every interior cosy and inviting. Forest green works beautifully with many other colours, including earthy tones like brown and beige, as well as contrasting shades such as gold, mustard, or coral. The complementary bathroom design features gorgeous emerald tiles.

Kitchen

Kitchen Cabinet

Kitchen Splashback





Bathroom

Feature Tiles

Floor &
Wall Tiles

Brushed Brass
Accessories

Computer generated image is indicative only and subject to change.

Ebony

The beige and ebony colour combination is boldly contemporary, with a palpable air of luxury. The kitchen feels sleek, yet full of character at the same time. And the black marble tile with gold veining in the bathroom truly delivers the wow factor.

Kitchen

Base/Tall Cabinet

Splashback





Bathroom

Feature Tiles

Floor &
Wall Tiles

Brushed Brass
Accessories

Computer generated image is indicative only and subject to change.

Specification

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.

Interior Finishes

/ Multi-point locking secured by design, timber-veneered front door with apartment number, letterbox and spyhole

/ Laminate Flooring throughout living areas and hallways

/ Skirting in white painted finish

/ Carpet to floor in master suite, bedrooms and dressing areas

/ Black door lever furniture throughout internal doors

/ Bespoke wardrobes with hinged doors with lighting to wardrobes in the master suite and selected bedrooms (Refer to individual floor plans)

/ Opening windows (Refer to individual floor plans)

Kitchen

/ Bespoke design kitchens in a choice of finish combinations

/ Custom designed cupboards including concealed refuse and recycling storage

/ All worktops and full height splashbacks* in Quartz

/ Gunmetal sink featuring single lever mix tap set in brushed brass

/ Integrated stainless steel oven

/ Integrated microwave oven in two and three bedroom apartments

/ Touch-control induction hob

/ Cooker hood (built-in)

/ Fully integrated multifunction dishwasher

/ Integrated fridge freezer. Suites have integrated undercounter fridge with ice box

/ Integrated wine cooler to 1, 2 and 3 bedroom apartments

/ Engineered flooring

/ LED lighting underneath wall-mounted cupboards

Bathrooms

/ White WC with soft close lid and dual-flush plate

/ White semi-recessed wash basin with wall mounted brushed brass mixer

/ Heated matt black towel radiator

/ White bathtub where layout allows

/ Overhead shower with separate brushed brass hand held shower

/ Glass shower screen

/ Wall-mounted tissue holder and robe hook in brushed brass only

/ Bespoke mirrored cabinet with feature shelf and feature lighting

/ Porcelain tiled walls in a choice of colour palettes

/ Porcelain tiled* flooring in a choice of colour palettes

* Information correct at time of printing. Subject to change.

Ensuites

/ White WC with soft close lid and dual-flush plate

/ White semi-recessed wash basin with wall mounted brushed brass mixer

/ Wall-mounted tissue holder and robe hook in brushed brass only

/ Bespoke mirrored cabinet with feature shelf and feature lighting

/ Heated matt black towel radiator

/ Overhead shower with separate brushed brass hand held shower

/ Glass shower enclosure

/ Porcelain tiled walls in a choice of colour palettes

/ Porcelain tiled* flooring in a choice of colour palettes

/ Three bedroom apartments have two ensuites, one with a shower and one with a bath

Utility Cupboard

/ Mechanical Ventilation with Heat Recovery (MVHR)

/ Heat Interface Unit to provide hot water and heating

Heating

/ Radiator heating throughout apartment with Thermostat

Common Areas

/ Bespoke concierge desk to entrance lobby

/ Porcelain tiled floor to entrance lobby

/ Carpeting to residential corridors

/ Timber and mirror clad lifts with feature lighting provide access to all apartments

/ Veneered entrance door

External Finishes

/ Combination of full height doors and openable windows

Electrical Fittings

/ Brushed stainless steel (high level kitchen only) or white socket outlets and isolator switching plates throughout

/ LED recessed downlighting throughout

/ Pre-constructed wire ways for wall-hung TV to living rooms and bedrooms.

Telecommunications

/ Wiring for satellite/cable and terrestrial Freeview television

/ TV outlet to living area and all bedrooms

/ Telephone outlet with broadband capability to living area and all bedrooms

/ Fibre optic infrastructure to all apartments

Security and Peace of Mind

/ 24-hour concierge service

/ CCTV to ground floor entrances and common areas

/ Access to apartments via video door entry and electronic access to common areas via a key fob

/ Mains supply heat/smoke detector with battery back up to apartments linked to concierge

/ 10-year warranty

Car Parking

/ Access to car park via electronic entry system

/ Car parking spaces available by separate negotiation

/ Electric car charging points are available

/ Bicycle storage available

/ Car club available

Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. Berkeley reserves the right to alter, amend or update the specification, which may include changes in the colour, material or brand specified. In such cases, a similar alternative will be provided. Berkeley reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change.

Floorplates

Views to
The City

Views to
West Ham Park

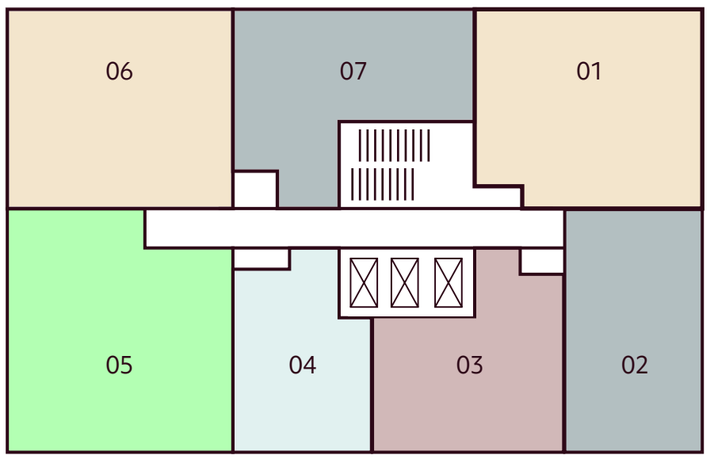
Floors 4 - 9



Floors 10



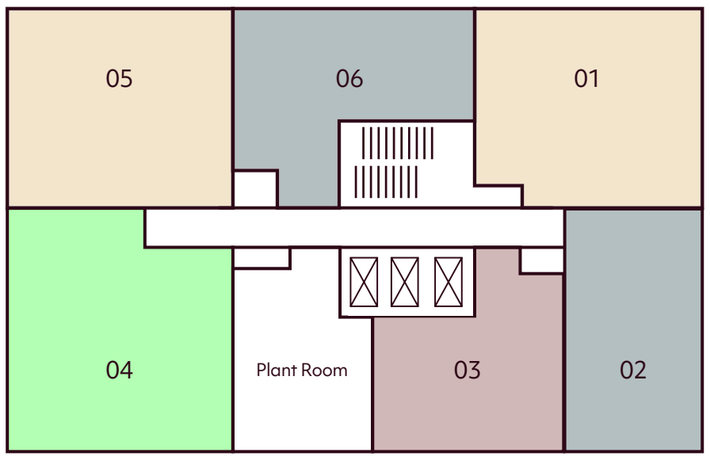
Floors 11 - 17 & 19 - 33



Key

- 1 Bed Suite
- 1 Bedroom Apartments
- Premium 1 Bedroom Apartments
- 2 Bedroom Apartments
- 3 Bedroom Apartments

Floors 18



Views to
Canary Wharf

Disclaimer: Level 4 terrace; the windows/doors are shorter than typical due to roof build ups to the terrace. This terrace has no access and is therefore not permitted to residents.
Level 10 terrace; the windows/doors are shorter than typical due to roof build ups to the terrace. This is a maintenance terrace and therefore no access is permitted to residents.

One Bedroom Suite

Floors **4 - 17 & 19 - 33**
Apartments **4.6 - 9.6, 10.4 - 17.4, 19.4 - 33.4**



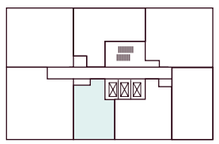
Floors



Key

- ▶ Measurement Points
- C Cupboard
- U Utility Cupboard
- W Wardrobe

Floorplate
Floor 11 shown



Total Area	44.2 sq m	475 sq ft
Kitchen/Living/Dining	3.0m x 5.5m	17'9" x 9'8"
Bedroom	2.8m x 4.2m	9'3" x 13'8"

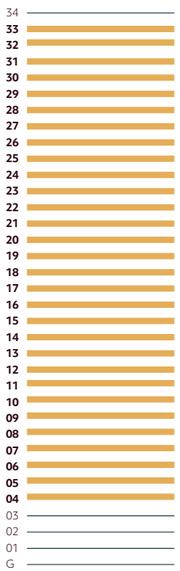
Floorplans shown for TwelveTrees Park are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Electrical positions shown are indicative only. Please ask Sales Consultant for further information. To improve legibility these plans have been sized to fit each page. As a result this plan may not be at the same scale as those on other pages.

One Bedroom Apartment
Type 1

Floors **4 - 33**
Apartments **4.5 - 9.5, 10.3 - 33.3**



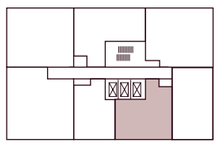
Floors



Key

- ▶ Measurement Points
- C Cupboard
- U Utility Cupboard
- W Wardrobe

Floorplate
Floor 11 shown



Total Area	55 sq m	592 sq ft
Kitchen	2.8m x 3.1m	9'4" x 10'1"
Living/Dining	4.7m x 4.6m	15'6" x 15'2"
Bedroom	3.5m x 3.3m	11'5" x 10'11"

Floorplans shown for TwelveTrees Park 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. Furniture layouts are indicative only. Kitchen layout indicative only. Electrical positions shown are indicative only. Please ask Sales Consultant for further information. To improve legibility these plans have been sized to fit each page. As a result this plan may not be at the same scale as those on other pages.

Premium One Bedroom Apartment
Type 2

Floors **4 - 33**
Apartments **4.9 - 9.9, 10.7 -17.7, 18.6, 19.7 - 33.7**



Floors

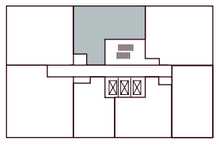


Key

- ▶ Measurement Points
- C Cupboard
- U Utility Cupboard
- W Wardrobe

Total Area	58.9 sq m	635 sq ft
Kitchen	3.1m x 2.5m	10'2" x 8'2"
Living/Dining	4.2m x 4.2m	13'9" x 13'9"
Study	3.0m x 3.0m	9'8" x 9'8"
Bedroom	3.4m x 3.3m	11'0" x 10'11"

Floorplate
Floor 11 shown



Floorplans shown for TwelveTrees Park 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. Furture layouts are indicative only. Kitchen layout indicative only. Electrical positions shown are indicative only. Please ask Sales Consultant for further information. To improve legibility these plans have been sized to fit each page. As a result this plan may not be at the same scale as those on other pages.

One Bedroom Apartment
Type 4

Floors **4 - 9**
Apartments **4.4 - 9.4**



Floors

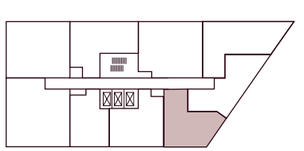


Key

- ▶ Measurement Points
- C Cupboard
- U Utility Cupboard
- W Wardrobe

Total Area	55.3 sq m	596 sq ft
Kitchen/Dining	3.3m x 2.5m	10'10" x 8'1"
Living	4.8m x 5.2m	15'8" x 16'11"
Bedroom	3.2m x 4.3m	10'4" x 13'11"

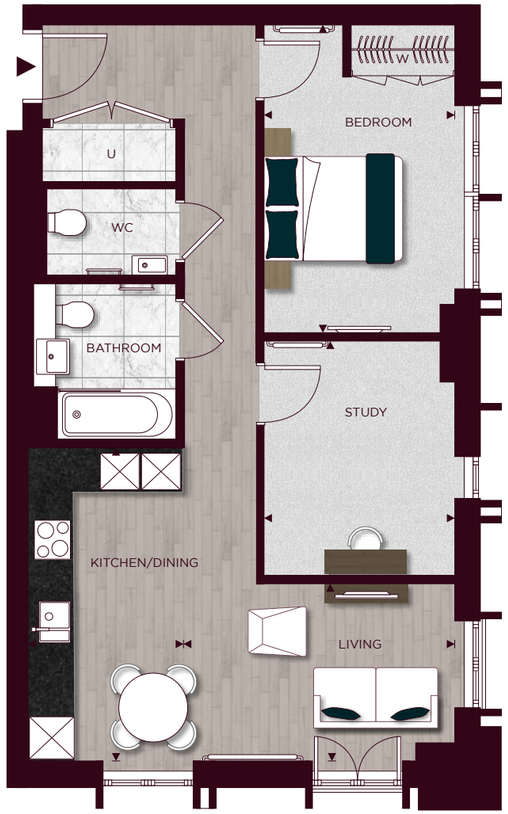
Floorplate
Floor 4 shown



Floorplans shown for TwelveTrees Park 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. Furture layouts are indicative only. Kitchen layout indicative only. Electrical positions shown are indicative only. Please ask Sales Consultant for further information. To improve legibility these plans have been sized to fit each page. As a result this plan may not be at the same scale as those on other pages.

Premium One Bedroom Apartment
Type 5

Floors **11 - 33**
Apartments: **11.2 - 33.2**



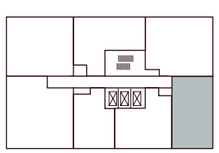
Floors

34
33
32
31
30
29
28
27
26
25
24
23
22
21
20
19
18
17
16
15
14
13
12
11
10
09
08
07
06
05
04
03
02
01
G

Key

- ▶ Measurement Points
- C Cupboard
- U Utility Cupboard
- W Wardrobe

Floorplate
Floor 11 shown



Total Area	64.3 sq m	692sq ft
Kitchen/Dining	2.2m x 4.5m	7'4" x 14'9"
Living	3.9m x 2.6m	12'9" x 8'6"
Study	2.8m x 3.4m	9'0" x 11'0"
Bedroom	2.8m x 4.4m	9'0" x 14'6"

Floorplans shown for TwelveTrees Park 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. Furniture layouts are indicative only. Kitchen layout indicative only. Electrical positions shown are indicative only. Please ask Sales Consultant for further information. To improve legibility these plans have been sized to fit each page. As a result this plan may not be at the same scale as those on other pages.

One Bedroom Apartment
Type 6

Floors **4 - 9**
Apartments **4.3 - 9.3**



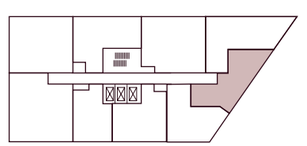
Floors

34
33
32
31
30
29
28
27
26
25
24
23
22
21
20
19
18
17
16
15
14
13
12
11
10
09
08
07
06
05
04
03
02
01
G

Key

- ▶ Measurement Points
- C Cupboard
- U Utility Cupboard
- W Wardrobe

Floorplate
Floor 4 shown



Total Area	55.1 sq m	594 sq ft
Kitchen	2.2m x 3.3m	7'4" x 10'11"
Living/Dining	4.0m x 5.9m	13'0" x 19'4"
Bedroom	3.6m x 5.5m	11'10" x 18'2"

Floorplans shown for TwelveTrees Park 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. Furniture layouts are indicative only. Kitchen layout indicative only. Electrical positions shown are indicative only. Please ask Sales Consultant for further information. To improve legibility these plans have been sized to fit each page. As a result this plan may not be at the same scale as those on other pages.

One Bedroom Apartment
Type 7

Floors **10**
Apartments: **10.2**



Floors

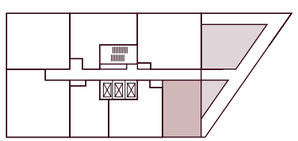
32 31 30 29 28 27 26 25 24 23 22 21 20 19 18 17 16 15 14 13 12 11 **10** 09 08 07 06 05 04 03 02 01 G

Key

- ▶ Measurement Points
- C Cupboard
- U Utility Cupboard
- W Wardrobe

Total Area	55.5 sq m	598 sq ft
Kitchen/Dining	2.2m x 4.5m	7'3" x 14'9"
Living	3.9m x 4.5m	12'9" x 14'10"
Bedroom	2.7m x 4.5m	9'0" x 14'7"

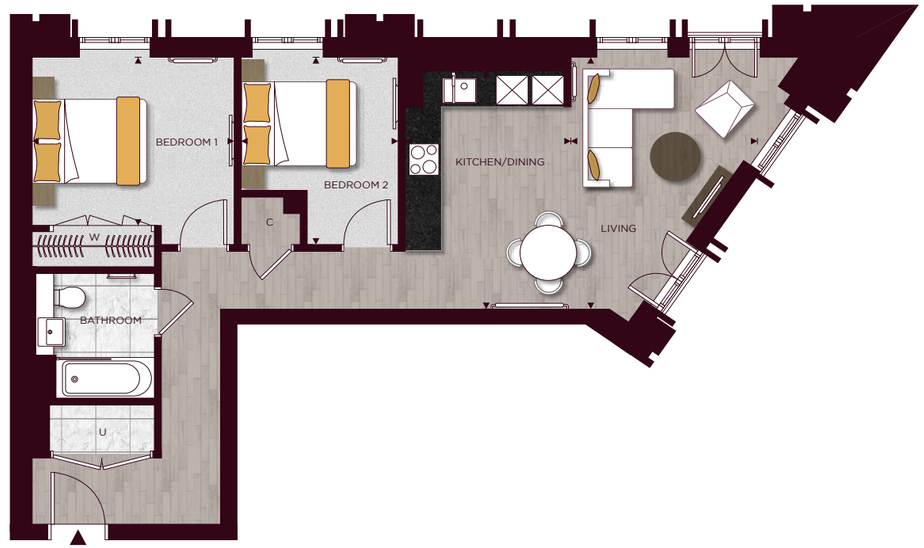
Floorplate
Floor 10 shown



Floorplans shown for TwelveTrees Park 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. Furniture layouts are indicative only. Kitchen layout indicative only. Electrical positions shown are indicative only. Level 10 terrace; the windows/doors are shorter than typical due to roof build ups to the terrace. This is a maintenance terrace and therefore no access is permitted to residents. Please ask Sales Consultant for further information. To improve legibility these plans have been sized to fit each page. As a result this plan may not be at the same scale as those on other pages.

Two Bedroom Apartment
Type 1

Floors **4 — 9**
Apartments **4.2 - 9.2**



Floors

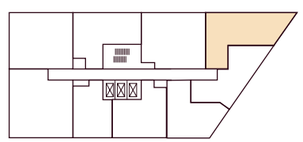
34 33 32 31 30 29 28 27 26 25 24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 **09** **08** **07** **06** **05** **04** 03 02 01 G

Key

- ▶ Measurement Points
- C Cupboard
- U Utility Cupboard
- W Wardrobe

Total Area	66.9 sq m	720 sq ft
Kitchen/Dining	2.9m x 4.24m	9'5" x 13'11"
Living	3.3m x 4.5m	10'8" x 14'9"
Bedroom 1	3.5m x 3.0m	11'6" x 9'10"
Bedroom 2	2.8m x 3.4m	9'0" x 11'0"

Floorplate
Floor 4 shown



Floorplans shown for TwelveTrees Park 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. Furniture layouts are indicative only. Kitchen layout indicative only. Electrical positions shown are indicative only. Level 4 terrace; the windows/doors are shorter than typical due to roof build ups to the terrace. This terrace has no access and is therefore not permitted to residents. Please ask Sales Consultant for further information. To improve legibility these plans have been sized to fit each page. As a result this plan may not be at the same scale as those on other pages.

Two Bedroom Apartment
Type 2

Floors **4 - 33**
Apartments: **4.8 - 9.8, 10.6 - 17.6, 18.5, 19.6 - 33.6**



Floors

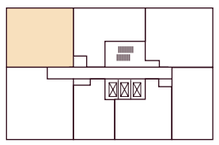
34 33 32 31 30 29 28 27 26 25 24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 09 08 07 06 05 04 03 02 01 G

Key

- ▶ Measurement Points
- C Cupboard
- U Utility Cupboard
- W Wardrobe

Total Area	79.7 sq m	858 sq ft
Kitchen	2.9m x 2.4m	9'4" x 7'11"
Living/Dining	3.5m x 5.9m	11'5" x 19'4"
Bedroom 1	3.2m x 4.7m	10'4" x 15'7"
Bedroom 2	2.8m x 4.4m	9'2" x 14'4"

Floorplate
Floor 11 shown



Floorplans shown for TwelveTrees Park 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. Furniture layouts are indicative only. Kitchen layout indicative only. Electrical positions shown are indicative only. Please ask Sales Consultant for further information. To improve legibility these plans have been sized to fit each page. As a result this plan may not be at the same scale as those on other pages.

Two Bedroom Apartment
Type 4

Floors **4 - 9**
Apartments **4.1 - 9.1**



Floors

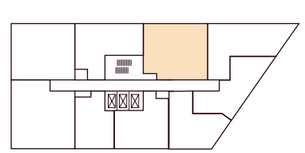
34 33 32 31 30 29 28 27 26 25 24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 09 08 07 06 05 04 03 02 01 G

Key

- ▶ Measurement Points
- C Cupboard
- U Utility Cupboard
- W Wardrobe

Total Area	79. 1 sq m	852 sq ft
Kitchen	3.1m x 2.4m	10'0" x 8'0"
Living/Dining	3.3m x 5.9m	10'10" x 19'4"
Bedroom 1	3.4m x 4.7m	11'0" x 15'3"
Bedroom 2	3.0m x 4.4m	9'8" x 14'7"

Floorplate
Floor 4 shown



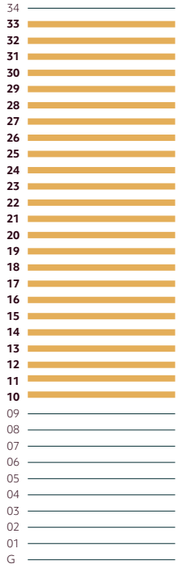
Floorplans shown for TwelveTrees Park are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Electrical positions shown are indicative only. Level 4 terrace; the windows/doors are shorter than typical due to roof build ups to the terrace. This terrace has no access and is therefore not permitted to residents. Please ask Sales Consultant for further information. To improve legibility these plans have been sized to fit each page. As a result this plan may not be at the same scale as those on other pages.

Two Bedroom Apartment
Type 4B

Floors **10 - 33**
Apartments **10.1 - 33.1**



Floors

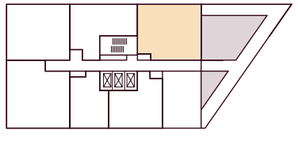


Key

- ▶ Measurement Points
- C Cupboard
- U Utility Cupboard
- W Wardrobe

Total Area	80.5 sq m	867 sq ft
Kitchen	3.1m x 2.4m	10'0" x 8'0"
Living/Dining	3.6m x 5.9m	11'7" x 19'4"
Bedroom 1	3.4m x 4.7m	11'0" x 15'3"
Bedroom 2	3.0m x 4.4m	9'8" x 14'6"

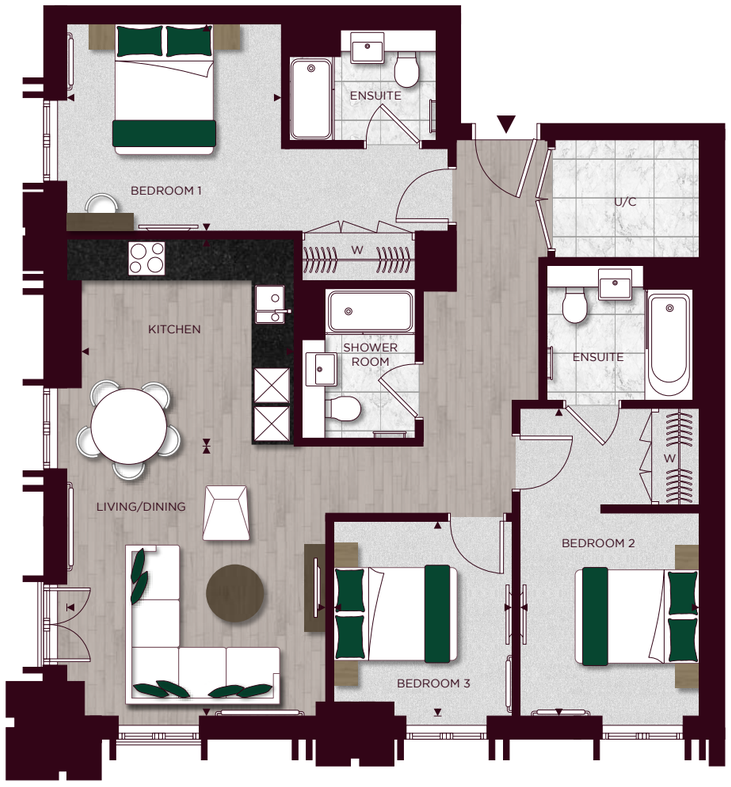
Floorplate
Floor 10 shown



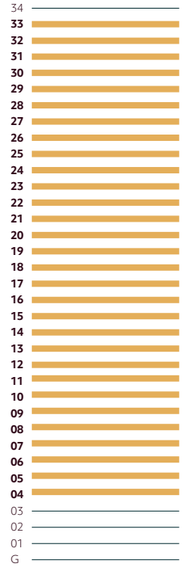
Floorplans shown for TwelveTrees Park are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Electrical positions shown are indicative only. Level 10 terrace; the windows/doors are shorter than typical due to roof build ups to the terrace. This is a maintenance terrace and therefore no access is permitted to residents. Please ask Sales Consultant for further information. To improve legibility these plans have been sized to fit each page. As a result this plan may not be at the same scale as those on other pages.

Three Bedroom Apartment
Type 1

Floors **4 - 33**
Apartments **4.7 - 9.7,**
10.5 - 17.5, 18.4,
19.05 - 33.05



Floors

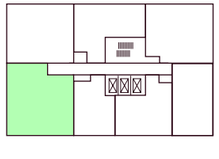


Key

- ▶ Measurement Points
- C Cupboard
- U Utility Cupboard
- W Wardrobe

Total Area	94.6 sq m	1,018 sq ft
Kitchen	3.3m x 3.1m	10'8" x 10'3"
Living/Dining	4.0m x 4.2m	13'1" x 13'7"
Bedroom 1	3.3m x 3.2m	10'9" x 10'5"
Bedroom 2	2.7m x 4.7m	9'0" x 15'5"
Bedroom 3	2.7m x 3.0m	9'0" x 9'10"

Floorplate
Floor 11 shown



Floorplans shown for TwelveTrees Park 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. Furniture layouts are indicative only. Kitchen layout indicative only. Electrical positions shown are indicative only. Please ask Sales Consultant for further information. To improve legibility these plans have been sized to fit each page. As a result this plan may not be at the same scale as those on other pages.

The Berkeley difference

At the Berkeley Group we focus all our efforts on creating exceptional places to enjoy life.

The Berkeley Group is a business built on over 45 years of excellence and we focus all our efforts on creating exceptional places to enjoy life. As you wander through TwelveTrees Park and step inside your front door, you will see the care and attention we have taken in making this a place you can call home.

Exceptional Customer Service

As a first-class business, we place the highest priority on customer service and will help and support you throughout the buying process and beyond. Our levels of customer service exceed that of other premium brands, recently receiving a Gold Award by Investor in Customers.

High Specification

When you buy a new home from Berkeley you can be safe in the knowledge that it is built to very high standards of design and quality and has low environmental impact. We meet specific space standards for new homes and aim to deliver a home which has fibre broadband infrastructure.

Attention to Detail

With over 45 years of experience, our expertise shines through in everything we do. From bespoke mirrors in the bathrooms to selecting the style of the kitchen cabinets and handles, our attention to detail is where we make a difference.

10-Year Warranty

For your peace of mind, our homes benefit from a 10-Year third party guarantee. This is complemented by a warranty from Berkeley for the first two years and a dedicated Customer Service Team on hand.

Award Winning

With a richly deserved reputation, the Berkeley Group has won a number of prestigious awards including the UK's highest accolade for business success – The Queen's Award for Enterprise for Sustainable Developments / Evening Standard / New Homes Award / Landscape Institute Award / RESI Award / In-House Gold Award / WhatHouse? Award / Housebuilder Awards

Sustainability

Our homes are designed for the future and include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods to create a more sustainable, eco-friendly way of life for you and the environment.

Building exceptional places for people to live

We have considerable experience in transforming neglected pieces of land into thriving new communities, and TwelveTrees Park is set to become the next incredible transformation.



Kidbrooke Village

Formerly a run-down estate in Greenwich, Kidbrooke Village is now a thriving community where people feel proud to belong. High quality new homes are set around 50 acres of parkland and open space, with playgrounds and landscaped gardens for everyone to enjoy. The infrastructure includes shops, schools and businesses providing employment opportunities.



Royal Arsenal Riverside

Royal Arsenal Riverside is one of London's greatest regeneration stories, a 20-year project that has transformed a historic, but derelict, armaments site into a beautiful riverside neighbourhood with 12 acres of public parkland. Around 7,000 people now live here, in a vibrant community with its own creative district, shops, restaurants and cafés.



Woodberry Down

This former post-war council estate is now a beautiful waterside neighbourhood where 5,500 new homes are surrounded by nature, yet are just 20 minutes from the City. Alongside a wetland reserve and sailing lake, amenities include secondary and primary schools and a youth centre, as well as commercial facilities for local businesses.

Transforming Tomorrow

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 ten 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*

OUR VISION 2030 TRANSFORMING TOMORROW

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 well-being and quality of life for residents and visitors. Where people feel a sense of community.







Photography depicts Woodberry Down and is indicative only

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 nature, 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, countryside 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

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, promote recycling and enable residents to choose sustainable transport options.

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.

CONSUMER CODE FOR HOME BUILDERS
www.consumercode.co.uk

tsi APPROVED CODE TRADINGSTANDARDS.UK

Protection for new-build home buyers

Sustainability

This is how we are ensuring sustainability at TwelveTrees Park.

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 TwelveTrees Park.

Nature & biodiversity

Parkland, trees, flowers, living roofs, hedges, gardens – these are the fundamentals of a thriving natural environment that can be enjoyed by everyone, even in the heart of the city. They are all part of our commitment to net biodiversity gain on our developments. Within and around TwelveTrees Park, we have created natural habitats that encourage wildlife to flourish.

Waste & 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 showerheads 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. Individual homes and apartment buildings also benefit from rainwater harvesting, which is used in gardens and landscaped areas.

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 mechanical ventilation units with heat recovery (MVHR). All lighting is low energy and kitchen appliances are selected to deliver high levels of energy efficiency.

Sustainable materials

We commit to sourcing the materials for the construction of our buildings in a sustainable and responsible way. All timber and wood-based products used to build your home should be certified to either the Forest Stewardship Council (FSC) or Programme for the Endorsement of Forest Certification (PEFC) scheme. This means it will have come from a responsibly managed forest. Our focus on materials doesn't just stop there – as a business we are committed to measuring and reducing the embodied carbon of our buildings, which where possible, includes sourcing low carbon materials, and those with high levels of recycled content.

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.

Sustainable transport

With a new development entrance to West Ham station, we encourage the use of sustainable methods of transport, to help reduce air pollution around the development and the wider area. Promoting walking and cycling as 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 the managing agents 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 how we can adapt to future climate change in our future designs.



With you every step of the way

We want to ensure that 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 Relations Team will help with any questions you may have.

97.5% **of our customers would recommend us to a friend†.**

† Homebuilders Federation, March 2023

OUR VISION 2030
TRANSFORMING TOMORROW

CONSUMER CODE FOR HOME BUILDERS
www.consumercode.co.uk

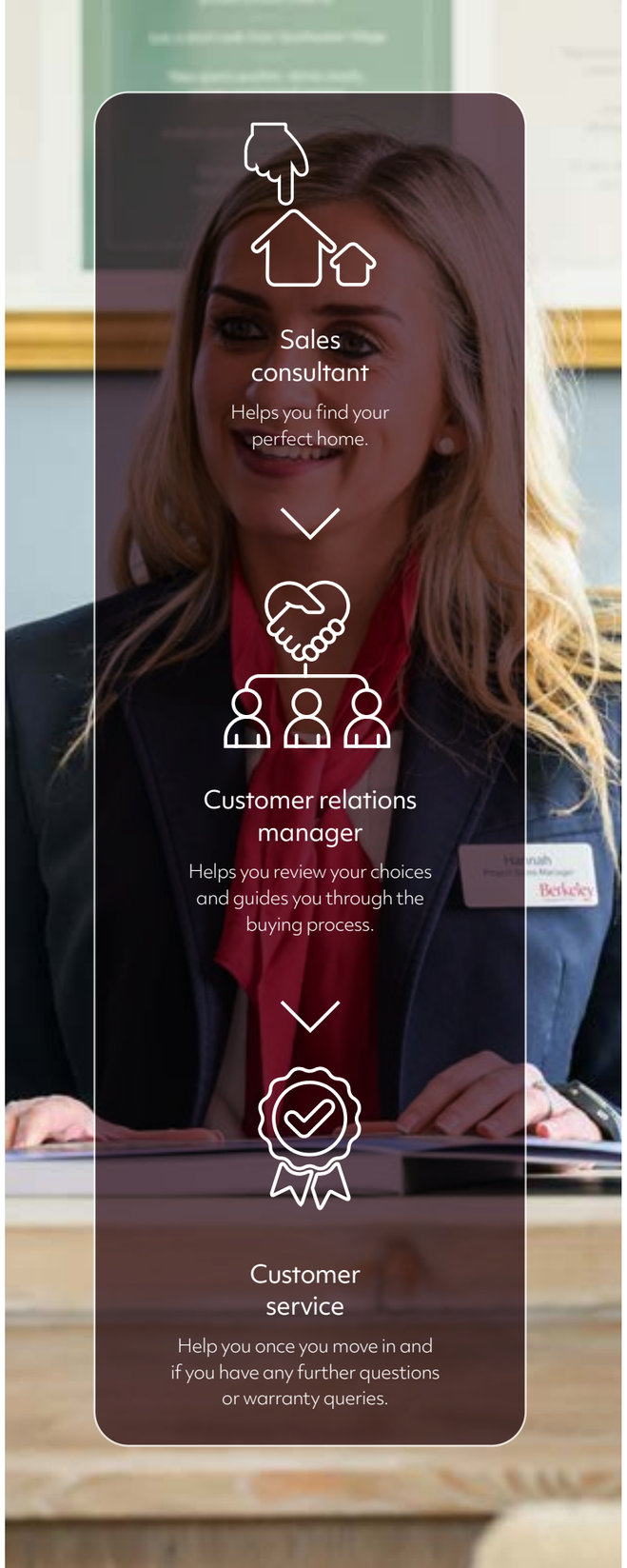
APPROVED CODE
TRADINGSTANDARDS.UK

Protection for new-build home buyers

Investor in Customers® Gold 2022

In-house OUTSTANDING ACHIEVEMENT for CUSTOMER SATISFACTION

In-house GOLD AWARD 2023 CUSTOMER SATISFACTION



myHome Plus

MyHome Plus is a new online service that is designed to help you manage key aspects of your new home at any time from anywhere around the world.

This section provides you with a step-by-step guide to the buying process from reservation through to completion, moving in and warranty.

At each milestone, the buying process section advises on the next steps so that you can be absolutely clear on your current position and what to expect next.

1. Filing cabinet

In the filing cabinet section you can access documentation relating to your new home immediately at your own convenience.



2. Meet the team

This section provides an introduction to the team that will be working with you throughout your journey and details their individual roles. You can email any member of the team directly via this section.



3. Options & choices selection

We are able to offer some choices on certain internal finishes of your new home. Whether this option is available to you will depend on what stage of construction the property has reached at the time of you making your reservation. See the next steps section for further detail on this.

4. Construction progress

Under this section, regular updates on the construction of your new property will be provided, keeping you up to date on the progress on site and the local area. Your Customer Service Manager will issue regular newsletters and photographs to this section throughout your journey.

Sign in by visiting berkeleygroup.co.uk/my-home/sign-in

Next Steps

(i) Your Sales Consultant will send you a link that you will need to activate to access MyHome Plus. The link will require you to set a password for access.

(ii) Customer Service will then be in touch to invite you in to our Show Apartment to view the interior selections available for the internal finishes that you have an option to select. If you cannot make it to the appointment, the options can be discussed over the telephone and selected via MyHome Plus. Customer Service will need to receive your choices selection by the deadline date, which will be given in advance.

myHome PLUS

Scan Me



Contact us

When you exit West Ham Station, turn right onto Memorial Avenue.
Take the steps on your right and cross the footbridge.

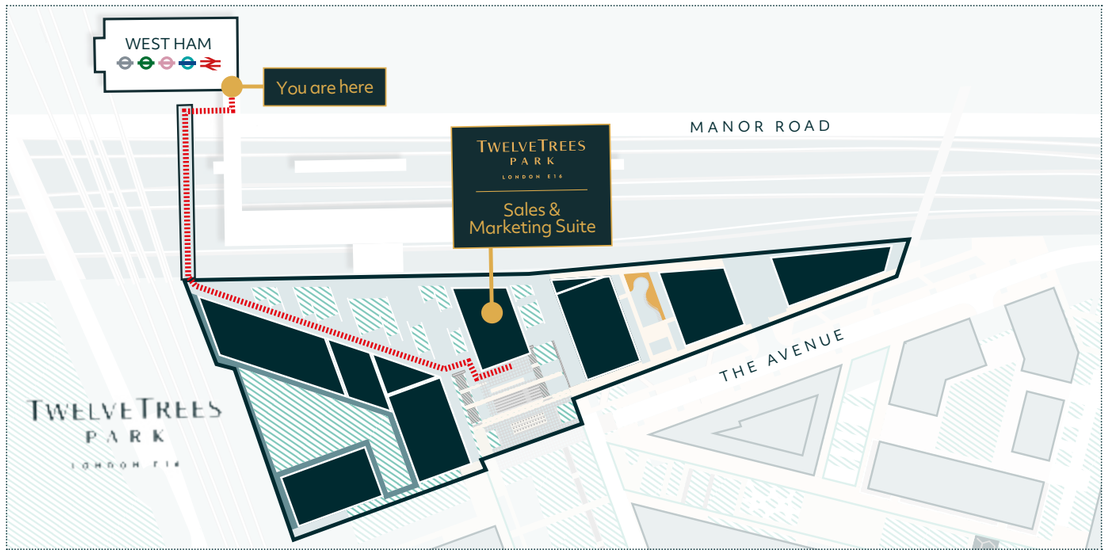
If you are driving and need a postcode, please use E16 4DA.

Sales & Marketing Suite

TwelveTrees Park
Unit 1,
3 Affinity View,
E16 4DA

020 3040 3280
TTPSALES@berkeleygroup.co.uk
www.TwelveTreesPark.london
@TwelveTreesPark

Scan for Marketing Suite directions from West Ham Station



OUR VISION 2030 TRANSFORMING TOMORROW

Berkeley Group
Proud to be a member of the Berkeley Group of companies

Investor in Customers® Gold 2022

In-house OUTSTANDING CUSTOMER SATISFACTION

In-house GOLD AWARD 2023 CUSTOMER SATISFACTION

Berkeley
Designed for life

This material prepared by Berkeley Homes Capital and Berkeley Group (collectively "Berkeley") is intended solely for use by qualified real estate agents. Such agents are responsible for ensuring compliance with all relevant marketing guidelines and regulations when using this material. The information provided herein is for reference only and does not constitute any form of financial or professional advice. Under no circumstances shall anything in this information be deemed to be a promise, warranty, or contractual obligation of Berkeley. While the information provided herein is accurate to the best of our knowledge at the time of publication, Berkeley makes no warranty, express or implied, as to its accuracy, correctness, completeness, reliability, suitability, or timeliness. Berkeley reserves the right to modify this material without prior notice.

本资料由英国Berkeley Homes Capital和英国Berkeley集团（合称为"Berkeley"）编制 ，仅供有资格的房地产经纪使用。这些经纪有责任确保在使用本资料时遵守所有相关的 营销准则和法规。 本资料中的信息仅供参考，不构成任何形式的财务或专业建议。在任何情况下，本资料 中的任何内容均不视为Berkeley的承诺、保证或合同义务。 尽管据我们所知本资料提供的信息在发布时是准确的，Berkeley不对该信息的准确性、 正确性、完整性、可靠性、适用性或时效性作任何明示或暗示的保证。Berkeley保留修 改本资料的权利，恕不另行通知。

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. TwelveTrees Park, Evergreen Point and The Redwood 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. Sold subject to planning permission (Reference 17/01847/OUT). E493/51CA/0624

"Berkeley Homes and the Mayor of London are working in partnership to create fantastic new places and high quality housing for everyone to call home."

SUPPORTED BY
MAYOR OF LONDON

TwelveTreesPark.London

Berkeley
Designed for life

SUPPORTED BY
MAYOR OF LONDON