TWELVE TREES
PARK
LONDON



THE STUDENT

Edit

EDUCATION GUIDE

This isn't just your home while you study — it's where your London story begins.

Where ambition meets lifestyle, TwelveTrees Park is redefining student living in East London. Think skyline views, café culture, co-working lounges, green open space, unbeatable transport links and some of London's top universities just minutes away.



Lifestyle imagery is indicative only.

Designed *for modern* LIFE



Co-working AREAS FOR STUDYING *and collaboration*



RESIDENTS' SCREENING ROOM *your go to for movie nights!*

Lifestyle images are indicative only.



Stylish RESIDENTS' LOUNGE SPACES



Landscaped green SPACES AND WI-FI ENABLED PARK

MORE THAN ACCOMMODATION AT TWELVETREES PARK, STUDENT LIVING FEELS ELEVATED.



24-HOUR *concierge*



FULLY EQUIPPED *gym*



Wellbeing MATTERS

Space to breathe in the city, university life moves fast.

TwelveTrees Park brings balance with 12 acres of green space woven throughout the development, creating room to relax, reset and reconnect. Morning runs before lectures. Coffee in the park between seminars. Sunset walks after study sessions. A calmer side of London living.

Lifestyle images are indicative only.



TwelveTrees: Nearby

LONDON'S TOP INSTITUTIONS WITHIN EASY REACH

TWELVETREES PARK

WEST HAM STATION

3 MINS	University of East London	VIA THE DLR
	UCL East campus / ARDEN UNIVERSITY	VIA THE JUBILEE LINE
21 MINS	Birkbeck, University of London	VIA THE JUBILEE AND NORTHERN LINES
23 MINS	LSE	VIA THE CENTRAL AND PICCADILLY LINES
24 MINS	RVC Royal Veterinary College, University of London	VIA THE DISTRICT AND HAMMERSMITH & CITY AND METROPOLITAN LINES
25 MINS	UCL	VIA THE DISTRICT AND HAMMERSMITH & CITY AND METROPOLITAN LINES
7 MINS	Queen Mary University of London	VIA THE DISTRICT AND HAMMERSMITH & CITY LINES
21 MINS	King's College London	VIA THE DISTRICT AND CIRCLE LINES
24 MINS	IMPERIAL	VIA THE DISTRICT AND CIRCLE AND PICCADILLY LINES
25 MINS	CITY, University of London, Est 1894	VIA THE DISTRICT AND NORTHERN LINES

Lifestyle images are indicative only. Journey times are approximate and taken at 6.30am from West Ham station to nearest station to named university: Source: tfl.gov.uk.

A place to GROW for students with big plans



Today's students are tomorrow's founders, creatives, innovators and leaders. TwelveTrees Park is designed for a generation that wants more from city living — more connection, more flexibility, more experience. Whether you're beginning your degree, starting an internship or building your future career in London, this is a place designed to move with your ambition.

Lifestyle images are indicative only.

EAST LONDON ENERGY



CULTURE, CREATIVITY & COMMUNITY

East London is where London's creative energy lives.

From rooftop cafés and vintage markets to music venues, galleries and riverside restaurants, there's always something happening nearby.

LOCAL HOT SPOTS

3 MINUTES

OLYMPIC PARK



3 MINUTES

STRATFORD & WESTFIELD



7 MINUTES

CANARY WHARF



21 MINUTES

SHOREDITCH



24 MINUTES

HACKNEY



Lifestyle images are indicative only. Journey times are approximate and taken at 6.30am: Source: tfl.gov.uk.

Moving to TwelveTrees Park

HARRIS SCIENCE ACADEMY EAST LONDON

Harris Science Academy East London is a coeducational secondary school and sixth form for students aged 11–18, specialising in science and located in Stratford/Bromley-by-Bow. As part of the Harris Federation, it is recognised for its strong academic focus, high achievement standards and commitment to supporting students from diverse backgrounds. Founded in 2013, the academy later joined the Federation, benefiting from its established track record of delivering high-quality education across London.

Newham is widely regarded for its exceptional educational performance, ranking within the top 10% nationally for GCSE results and consistently delivering some of the strongest academic outcomes in the country. Many schools in the borough hold Outstanding Ofsted ratings (2025), and Harris Federation sixth forms achieve impressive progression rates, with around 20% of students securing places on competitive courses such as medicine, dentistry and veterinary science.

The existing Harris Academy is also set to relocate to TwelveTrees Park, with construction scheduled to begin in 2027.









Lifestyle images are indicative only.



STRATFORD
3 MINS

CANARY WHARF
7 MINS

THE CITY
10 MINS

LONDON BRIDGE
13 MINS

BOND STREET
16 MINS*

KING'S CROSS ST PANCRAS
28 MINS

All of London is yours to *explore*

Perfectly positioned in Zone 2 beside West Ham Station, TwelveTrees Park connects students directly to London's leading universities, creative districts and social hotspots. With its own secure station entrance on site and five major transport lines at your door, travelling across the capital is fast, simple and safe — day and night.

Computer-generated images are indicative only. Journey times are approximate and taken at 6.30am: Source: tfl.gov.uk. *From Stratford, not West Ham.



Your campus. Your city. Your *moment.* Whether you're heading to *lectures, internships, libraries, galleries* or late-night *dinners with friends,* the city moves with you.

Lifestyle images are indicative only.



01

WESTFIELD STRATFORD
ON YOUR DOORSTEP
for restaurants & shopping

02

Connected
ZONE 2
LOCATION





03

12 ACRES OF
green space & canal side routes

WHY STUDENTS *LOVE* *TwelveTrees Park*



04

CO-WORKING &
study-friendly
SPACES



05

Luxury
RESIDENTS'
AMENITIES



06

A BRAND NEW *station entrance providing*
SAFE, DIRECT
STATION ACCESS



07

SOCIAL, CREATIVE
East London
LIFESTYLE

Computer-generated and lifestyle images are indicative only.



Computer-generated images are indicative only.

TWELVETREES
PARK
LONDON

A new generation of London living.

Discover student life at TwelveTrees Park.

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www.TwelveTreesPark.co.uk

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