
TWELVE TREES
PARK
LONDON E16
FACTSHEET
Berkeley
Designed for life

12 reasons to buy at TwelveTrees Park

01

Under
10
minutes to Stratford, Canary Wharf & the City of London

02

Up to
5.8%
estimated yields

03

Three of UK's top
10
universities within 25 minutes

04

First phase of a
22
year regeneration project

05

12
acres of green space

06

220,000
sq ft of retail, commercial and community space

07

35%
population growth over the next 10 years

08

2027
A brand new station entrance is due

09

29%
better value than areas with a similar commute time to The City*

10

WORLD CLASS
residents facilities

11

HIGHEST
TFL 'Public Transport Accessibility Level' rating

12

Brand new
SCIENCE SCHOOL
on the development

*Source: Dataloft 2024: Foxton's & Chase Evans. The estimated rental figures are for guidance purposes only and are subject to change. These figures are indicative and were taken in February 2025.





Property Price Forecasts

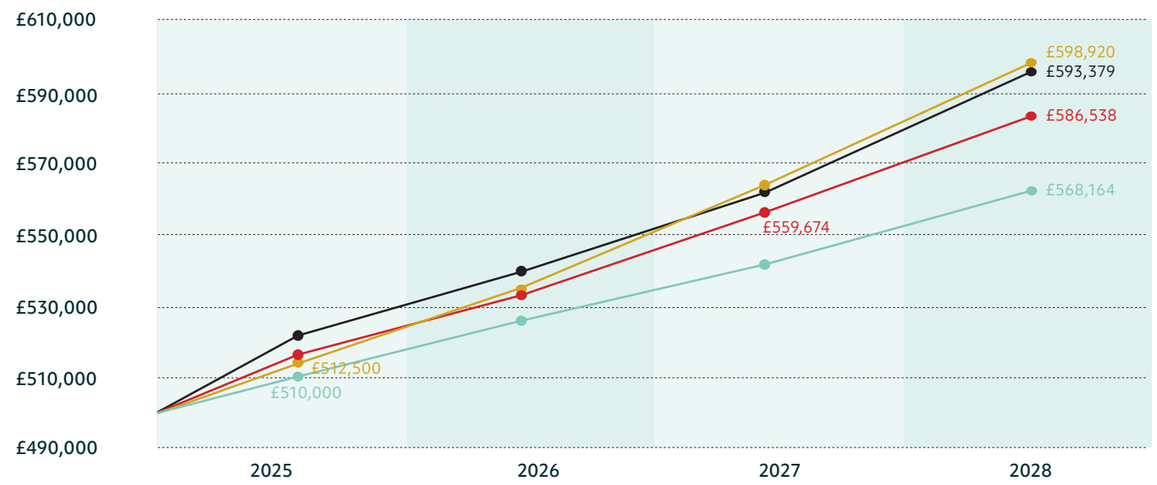
Price Increase Forecast (%pa)	2025	2026	2027	2028	2025-2028
JLL	3.5%	4.5%	4.5%	5.0%	17.5%
Savills	2.5%	4.5%	6.0%	5.5%	18.5%
Knight Frank	2.0%	3.0%	4.0%	4.0%	13.0%
Average	**2.7%**	**4.0%**	**4.8%**	**4.8%**	**16.3%**

Rental Price Forecasts

Rental Growth (%pa)	2025	2026	2027	2028	2025-2028
JLL	5.0%	4.5%	4.5%	4.0%	18%
Savills	3.5%	3.0%	2.5%	2.5%	11.5%
Knight Frank	3.5%	3.0%	2.5%	2.5%	11.5%
Average	**4.0%**	**3.5%**	**3.2%**	**3.0%**	**13.7%**

Information has been taken from various sources and indicative only. The forecasts are not specific to new build homes.

House Price Forecasts (2025 - 2028) - example if purchasing at £500,000



These forecasts have been sought from independent sources to provide insight into property prices and the rental market.
The information should be used for guidance only and it is recommended that personal research should be carried out prior to investing.

Location

Affinity View, E16 4DA

Local Authority

London Borough of Newham

Tenure

999-year lease

Architects

Patel Taylor are multi-award-winning architects. Projects range in scale from city planning and urban landscapes, to leading residential, mixed-use and workplace developments. Past projects have included White City Living, London Dock, Battersea Power Station, Wood Wharf and Athletes' Village. Atkins are the delivery architects and have worked on London Crossrail and Burj Al Arab.

Landscape Design

HTA Design LLP are a design consultancy specialising in landscape design for regeneration, residential design, parks and public realm – the team deliver complex projects with beautiful solutions. The work ranges in scale and location, from park design to linear waterfront solutions. Past projects include South Quay Plaza, Saffron Square and Kidbrooke Village.

Interior Design

Johnson Ribolla are the interior designers for Evergreen Point with previous projects including One Tower Bridge, Roman House and Woodberry Down.

Building Insurance

10-year warranty

Estimated Completion

Evergreen Point: Completed
The Redwood: Q4 2026 - Q1 2028



Computer generated image is indicative only and subject to change

Council Tax

London Borough of Newham

1 Bed - from Band C	£1,649.74pa
2 Bed - from Band D	£1,855.96pa
3 Bed - from Band E	£2,268.39pa

Table of the 2025/2026 council tax figures
Source: www.newham.gov.uk

Please be advised this is subject to change and is listed as indicative only.

Ground Rent**

For all reservations from 30th June 2022, in line with Government legislation, a Peppercorn Rent will be applicable to all apartments.

Service Charges**

- £5.99 PSF^

Resident Facilities

- 24-Hour concierge
- Residents' business lounge
- Residents' lounge
- Screening room
- Gym
- Access to private gardens
- Wellness Suite including swimming pool & treatment room***

Terms of Payment

Evergreen Point: Refer to price list.
The Redwood: A reservation fee is payable on reservation:

- £2,500 deposit for 1 bed suites and 1 bed apartments
- £5,000 for 2 & 3 bed apartments
- £10,000 for penthouses

Exchange of contracts to take place within 28 days of reservation.

1. 10% of the purchase price payable on exchange of contracts (minus the reservation fee).
2. An advanced instalment of 10% of the purchase price is payable 6 months after exchange.
3. A further advanced instalment of 5% of the purchase price is payable 12 months after exchange.

Two forms of identification are requested for each purchaser – a proof of address and proof of identity.

These must be originals and must be valid and dated within the last three months.

If the purchase is being made in a company name then the following must be provided:

- A copy of the Certificate of Incorporation and Memorandum of Articles and Association
- Evidence of the company's registered address
- A list of directors and shareholders
- Individual photo identification for at least two directors and shareholders

** Please be advised this is subject to change prior to completion taking into consideration inflation and market changes between now and completion date.

*** Wellness suite delivered in future phases

^ This cost is an estimate and excludes a sinking fund charge which may increase the total amount payable.

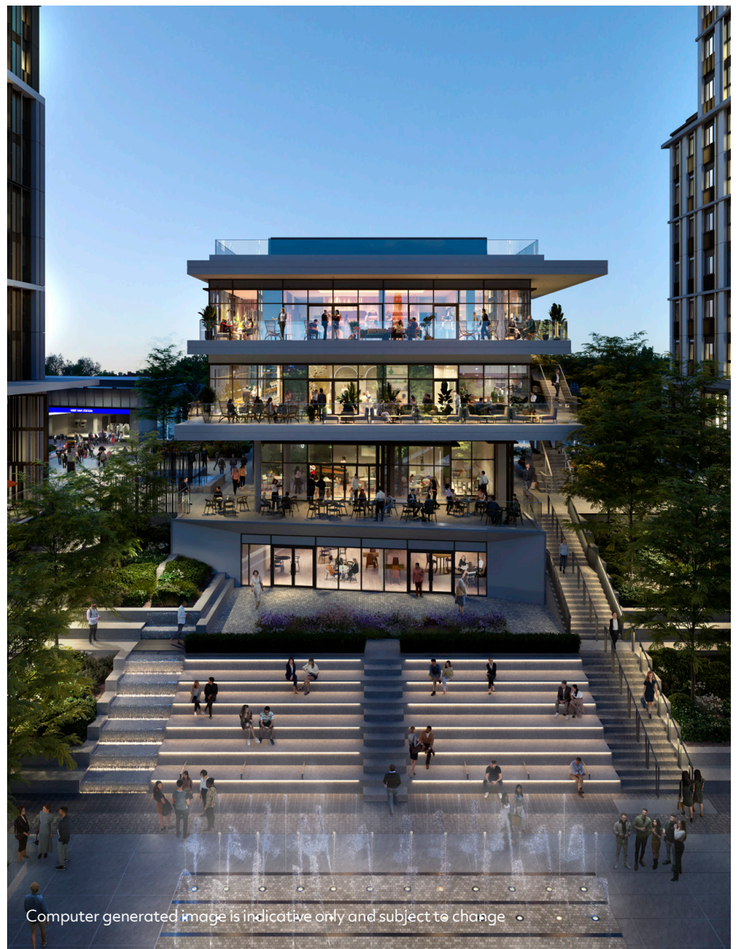


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	Studio	1 Bed	2 Bed	3 Bed	Total Apts
Private Homes Phase 1	62 (15%)	180 (42%)	122 (28%)	66 (15%)	430 (100%)
Private Homes Overall	214 (14%)	582 (39%)	454 (31%)	232 (16%)	1,482 (100%)



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The Developer

Berkeley builds beautiful, successful places, blending homes, parks and public realm with great facilities to create fantastic communities where people love to live. We have built more than 20,750 homes in the last 5 years, across London, Birmingham and the South of England. We work with key stakeholders to tackle the shortage of good quality homes and make a lasting contribution to the landscape and communities that we create.

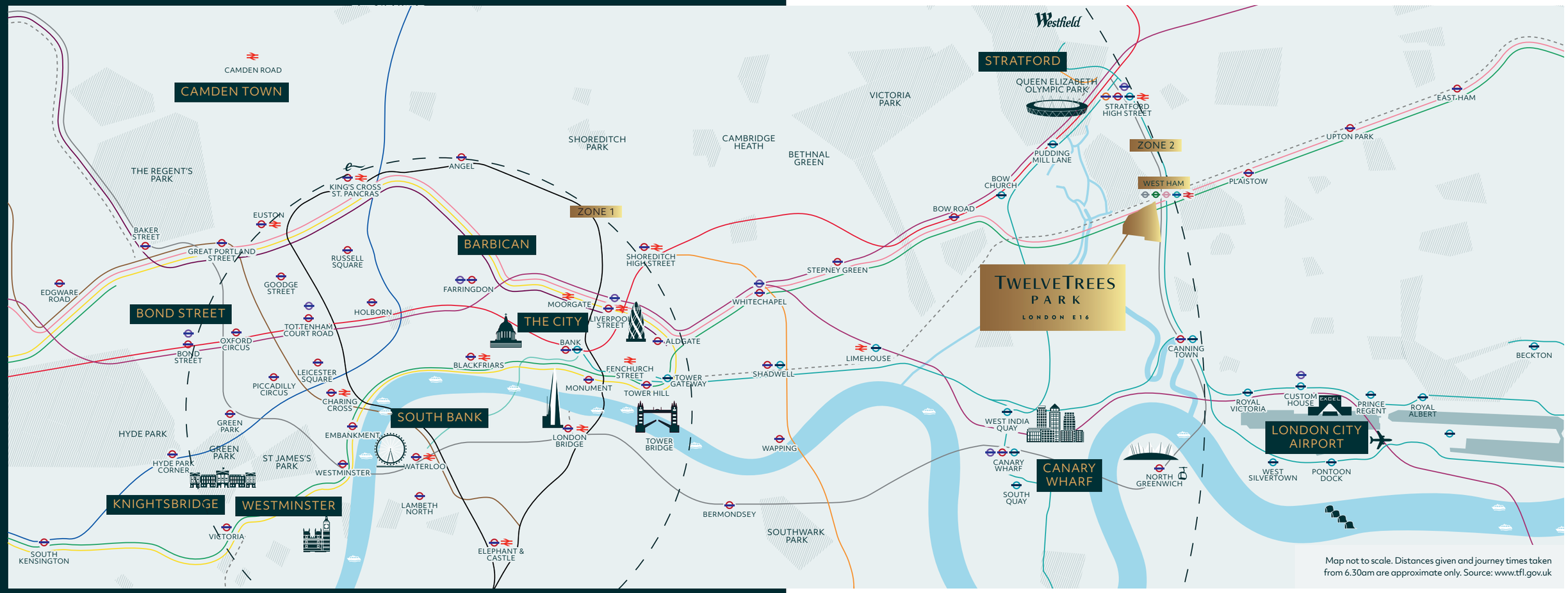
We have a wealth of experience in delivering complex developments like TwelveTrees Park that include homes, schools, community facilities, large areas of public realm and new transport infrastructure. Experts in placemaking, we believe the spaces between the buildings are just as important as the buildings themselves.

Our places are characterised by exemplary and sustainable design that take into account future climate change, facilitate the creation of strong, inclusive communities and promote a net biodiversity gain. Examples of such developments include Woodberry Down in Hackney, Goodman's Fields in Aldgate, South Quay Plaza in Tower Hamlets, Kidbrooke Village and Royal Arsenal Riverside in Greenwich.

98%

of our customers would recommend us to a friend †.

† Homebuilders Federation, March 2025



Map not to scale. Distances given and journey times taken from 6.30am are approximate only. Source: www.tfl.gov.uk

Local Area

TwelveTrees Park is in an excellent strategic location at the centre of a 'golden triangle', benefiting from a maximum journey time of just under 10 minutes to retail and leisure (Westfield Stratford), work and business (Canary Wharf and The City) and transport and travel (London City Airport).

- **3 minutes** away Stratford is a buzzing shopping and leisure hub, with restaurants, bars, cinemas and theatres. Stratford is also home to the famous Westfield Shopping Centre
- **3 minutes** away from the Queen Elizabeth Olympic Park
- **5 minutes** from the world famous O2 Arena. More than 600 of the best-known names in music have performed here to capacity crowds of 20,000
- **7 minutes** from Canary Wharf, a major business and finance centre employing around 105,000 people. There are also excellent dining and shopping opportunities

Transport Links

With five major transport lines on your doorstep, London City Airport is only 10 minutes away and a choice of links to Eurostar – everything you need really is within easy reach.

- Located in Zone 2
- Access to 3 underground lines, DLR and overground rail
- Nearest underground station is West Ham which is on the District Line, Jubilee Line and the Hammersmith & City Line
- West Ham is on the DLR with trains to London City Airport taking 10 minutes
- West Ham is also on the overground rail line with trains into Fenchurch Street in 10 minutes
- The Elizabeth line connection is at nearby Stratford Station – 3 minutes from West Ham on Jubilee Line. It will provide quick access to Canary Wharf (7 mins), Liverpool Street (8 mins), Bond Street (16 mins) and Heathrow Airport (44 mins)

Tube Journey Times

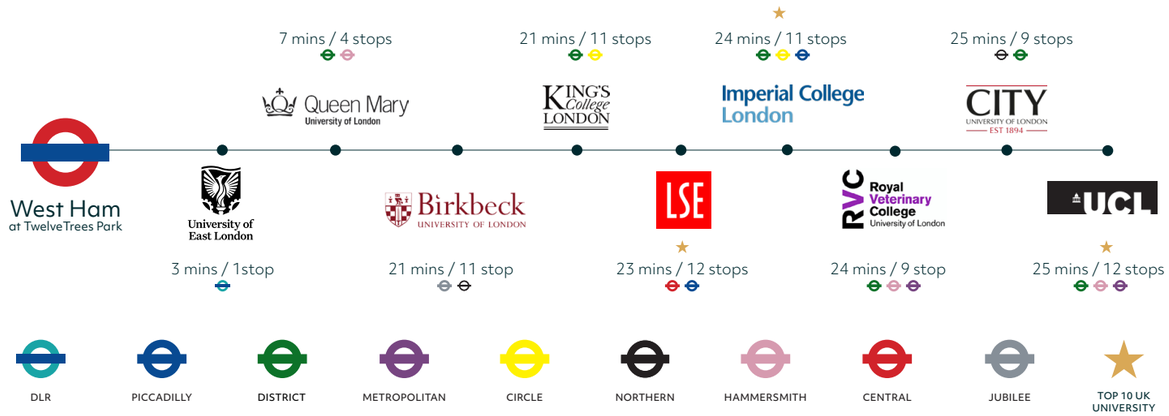
From West Ham Station – Underground	
Stratford *(Jubilee)*	3 mins | 1 stop
Canary Wharf *(Jubilee)*	7 mins| 3 stops
London Bridge *(Jubilee line)*	13 mins | 6 stops
Liverpool St *(Hammersmith & City)*	14 mins | 7 stops
Monument/Bank *(District)*	16 mins | 8 stops
Bond Street *(Jubilee)*	22 mins | 11 stops
Temple *(District)*	22 mins | 12 stops
King's Cross St Pancras International - for Eurostar *(Hammersmith & City)*	28 mins | 11 stops
Victoria *(District)*	28 mins | 16 stops

From West Ham Station – DLR	
Stratford International (HS1)	7 mins | 4 stops
London City Airport	10 mins | 5 stops

From West Ham Station – Overground	
Fenchurch Street	10 mins | 2 stops
Leigh-on-Sea	38 mins | 6 stops

Journey times taken from 6.30am and are approximate only. Source: www.tfl.gov.uk

3 of the UK's top 10 universities accessible within 25 minutes from TwelveTrees Park





A Sense of Quality

Every home at TwelveTrees Park will be delivered to the highest quality standards, with a fresh and modern specification and high end finishes. Clients get a choice of colour palettes* to make their home their own and suit their own style.

For more details on the palettes please refer to the specification brochure.

TwelveTrees Park will be designed to create a place that enables people to enjoy a more fulfilling life.

* Due to the cut off date, all spec choices have now been made. For more information please speak to the Sales or Customer Relations team. For Evergreen Point, clients get a choice of four colour palettes and for The Redwood there are three colour palettes.



Computer Generated Image, indicative only



Photography of showhome is indicative only

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 Research OUTSTANDING ACHIEVEMENT for CUSTOMER SATISFACTION

In-house Research GOLD AWARD 2023 CUSTOMER SATISFACTION

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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, and Evergreen Point 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).
E492/51CA/0326