
TWELVE TREES
PARK
LONDON E16
Berkeley
Designed for life



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Welcome to TwelveTrees Park

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.

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 and screening room. And with trendy cafés, bars and restaurants, there is always something to do and a place to meet.

Welcome to your connected life.



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Live life connected

Transport

Zone 2 Living

Five rail and tube lines connect TwelveTrees Park to all points across the Capital, making it one of the most accessible areas of London. With a choice of the tube, the DLR or C2C lines, connections to work and leisure are super quick and convenient. Stratford, Canary Wharf and London City Airport are all under 5 stops away.

Nature

12 Acres of Green Space

It's rare to find open green spaces so close to the city. TwelveTrees Park is different. After a busy day's work or study, this is where you can unwind in 12 acres of landscaped grounds and courtyard gardens. Native tree species and specially-created wildlife habitats make this a very special place to be at one with nature.

Wellbeing

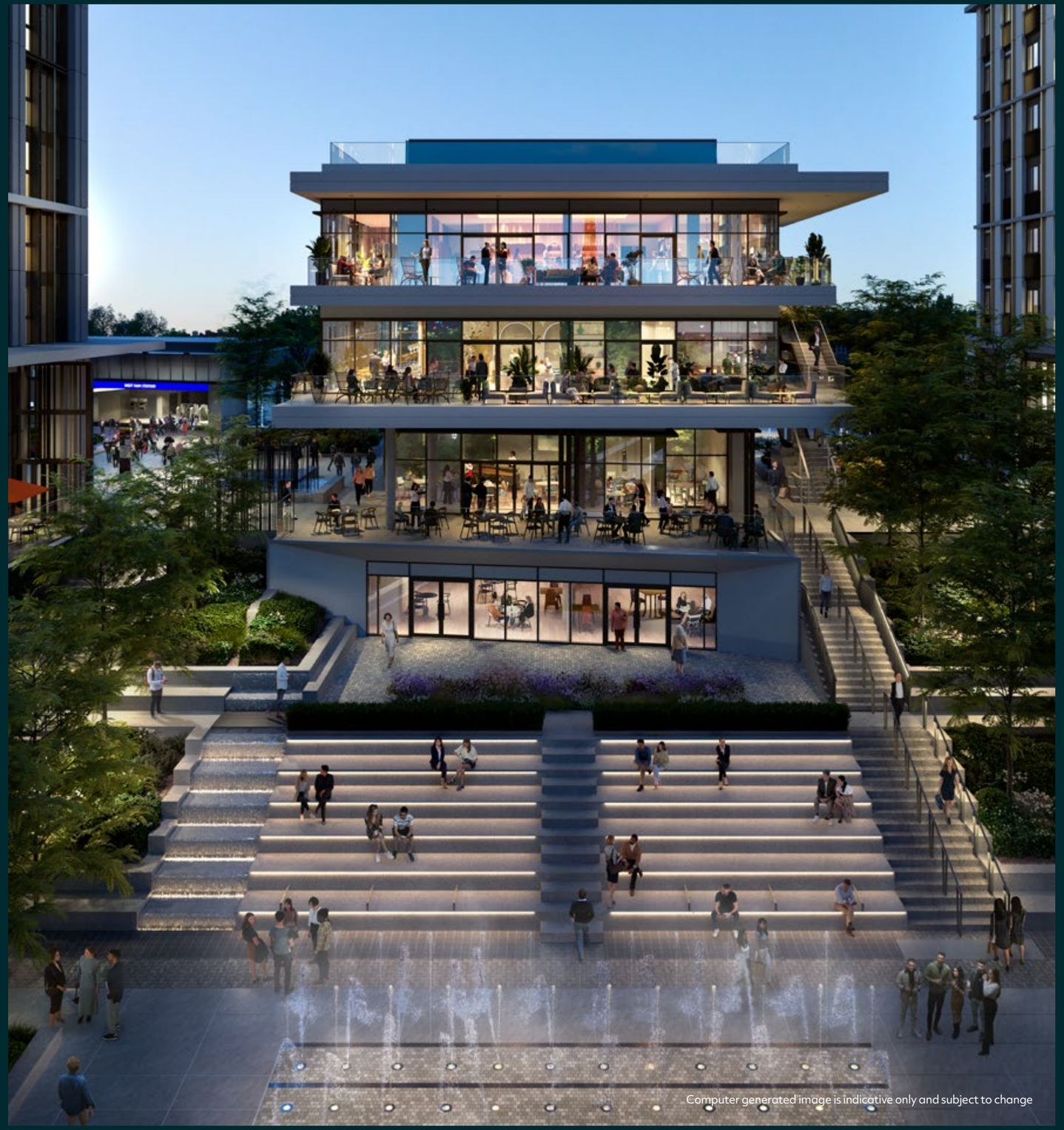
The Cordova Club

Living a balanced lifestyle is a breeze with extensive facilities for all occasions. Catch up on work in the dedicated business space, relax at the screening room, or stay on top of your fitness goals at the gym. Our friendly concierge team will make sure that your every need is catered for.

Community

A Sense of Belonging

Community is the driving force behind the transformation of TwelveTrees Park. With attractive parks and gardens, and lively cafés and restaurants, there is always somewhere to make friends and meet neighbours. The new Science School offers after-hours events and classes for everyone, while the community hub is the focal point for a huge range of activities.



Computer generated image is indicative only and subject to change

Live connected in Zone 2

JUBILEE

DISTRICT

DLR

HAMMERSMITH & CITY

C2C

Five key train lines on your doorstep

With a new development station entrance*, five rail and tube lines connect TwelveTrees Park to all points across the capital from West Ham station, making it one of the most accessible areas of London. With a choice of lines, connections to work and leisure are super quick and convenient.



Connected London living

With five major transport lines on your doorstep, the Elizabeth line just one stop away, and City Airport only 5 stops away everything you need really is within easy reach.

Canary Wharf
7 mins / 3 stops

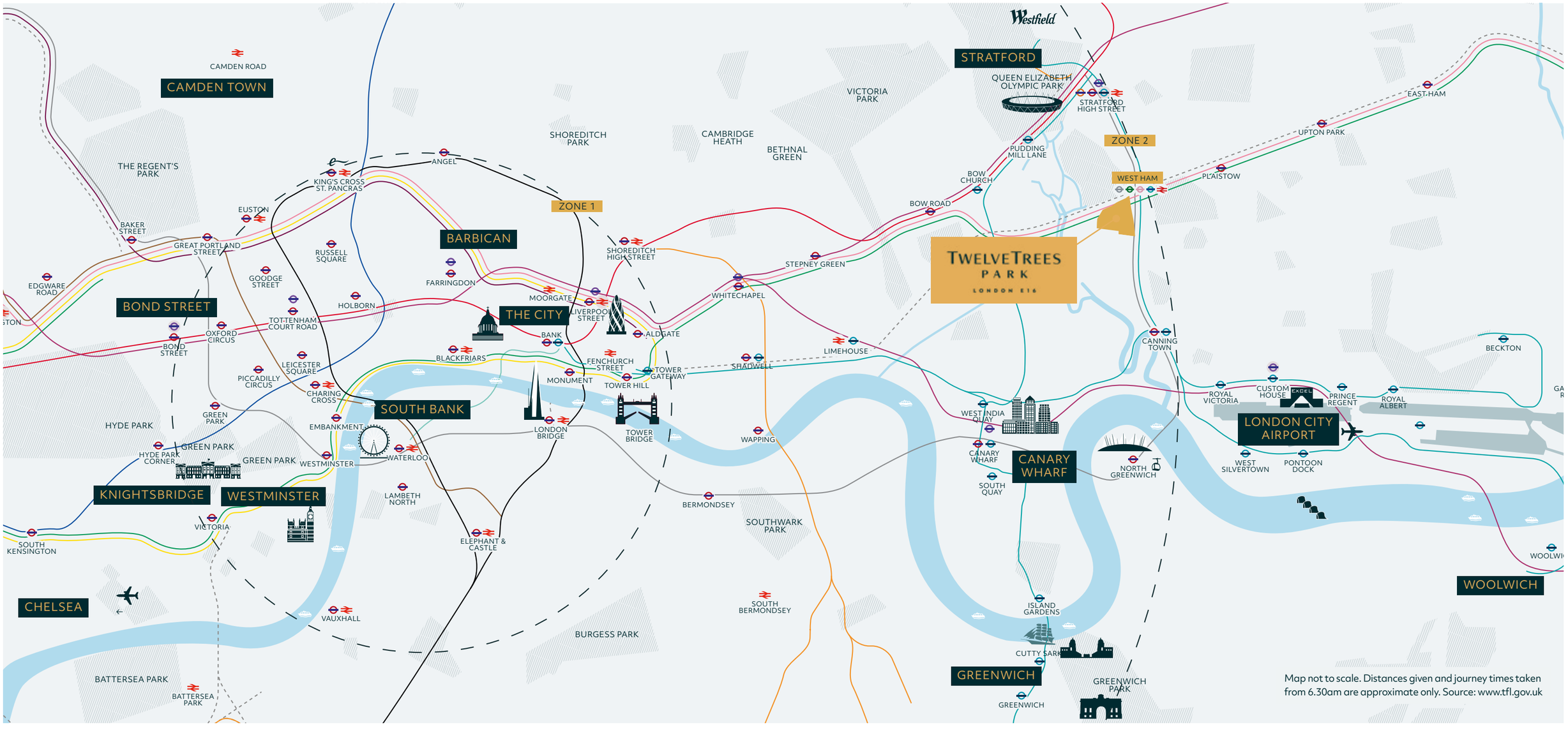
Bond Street
(Via Stratford station)
16 mins / 6 stops

Monument
(Bank)
16 mins / 8 stops

King's Cross St Pancras Int.
28 mins / 11 stops

London City Airport
10 mins / 5 stops

Fenchurch St
10 mins / 2 stops



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

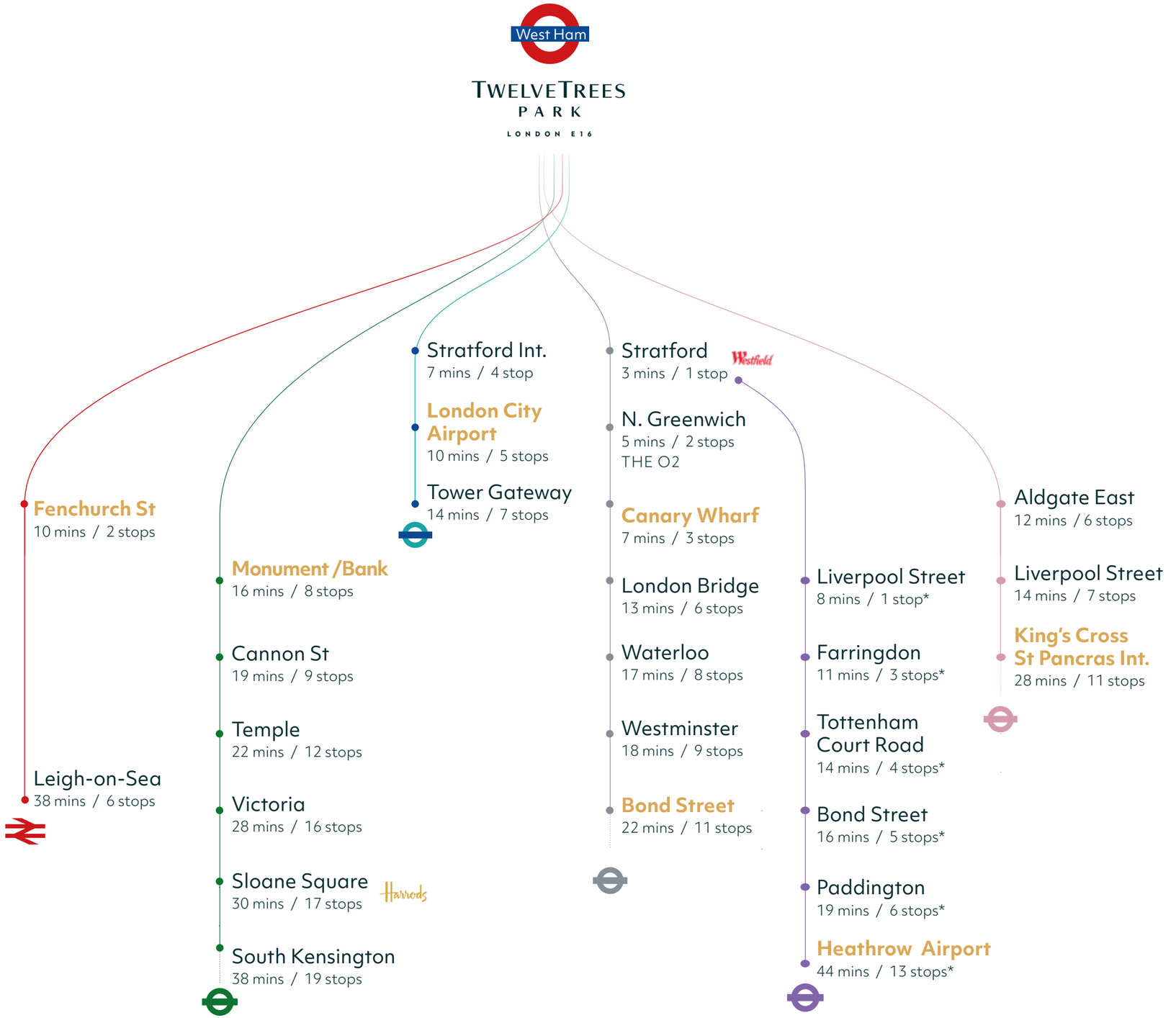
New development station entrance

From your doorstep to your destination in minutes

At TwelveTrees Park you really are connected to all that London has to offer. From the brand new station entrance located on the development, five rail and tube lines provide quick and convenient links across the Capital. With The City, Canary Wharf and Stratford all under 10 minutes, exploring London has never been easier.

JUBILEE · DISTRICT · HAMMERSMITH & CITY · DLR · C2C · ELIZABETH (Via Stratford station)

*Stops from Stratford, not West Ham
Journeys times are approximate only. Source: Google and tfl.gov.uk



Connected to
London's business hubs



Canary Wharf 7 Mins | 3 Stops

Canary Wharf is a major business and finance centre employing around 120,000 people. Company giants such as EY, Citi, Barclays, JP Morgan and Clifford Chance reside here.

More than 200 shops, cafés, bars and restaurants can be found at Canary Wharf in the five shopping malls and along the waterfront. Luxurious brands such as Paul Smith, Kate Spade New York and Jo Malone, BOSS, Maje and Calvin Klein, sit side by side with high street names such as Reiss, Space NK and Zara.



Old Street 19 Mins | 9 Stops

The area around Old Street has always been a leading technology and financial services centre. Referred to as 'Tech City', the area is fast becoming an elite global hub of fintechs with tech giants such as Amazon, Cisco and Adobe basing themselves here.

The City 10 Mins | 2 Stops

The City of London, also known as the' Square Mile', is the primary business district of the Capital. The location of major business and financial centres including the Bank of England and the London Stock Exchange, over 615,000 workers walk its streets every day.



West End 22 Mins | 11 Stops

It's in high demand with businesses spanning a diverse range of sectors, from finance to tech, with many notable FTSE100 resident businesses including BFI and Sony Entertainment. Alongside the corporates, there are also plenty of creative start-up businesses that call the region home.





Liverpool Street 14 Mins | 7 Stops

Liverpool Street is considered one of the gateways to the City of London. A global business hub that is on the teetering edge of London City and East London, which both merge into the area by some sort of osmosis. The result? A perfect blend of busy-business-district-meets-social-hotspot.



Kings Cross 28 Mins | 11 Stops

Located in the heart of the city, Kings Cross is a cultural hub that is constantly buzzing with energy and activity. It is one of the most celebrated redevelopments in the world and is known for being a hub for creative industry and home to leading office buildings that are at the forefront of workplace design and performance. From historic landmarks to trendy shops and eateries, there is something for everyone in this lively district.

Leisure on your doorstep



Westfield 3 Mins | 1 Stop

Westfield Stratford City is one of the largest urban shopping and leisure destination in Europe. Many of the UK's favourite high street fashion, home and lifestyle brands have a store here. There are 250 shops – and a choice of 65 restaurants, serving a wide range of international cuisine, to relax in after a day's retail therapy.

Leisure facilities include a 17-screen multiplex cinema, bowling alley and a 24-hour casino that claims to be the biggest in the UK.



Liverpool Street 14 Mins | 7 Stops

Liverpool Street is considered one of the gateways to the City of London.

A global business hub but also an amazing area to shop, eat and have fun. Explore Broadgate Centre for art, open air events and all types of world cuisine, or Old Spitalfields Market for vintage and collectibles. The Heron Tower, home to world class restaurants; SushiSamba and Duck & Waffle provide panoramic views over the Capital.

Olympic Park 3 Mins | 1 Stop

The Queen Elizabeth Olympic Park, where sporting history was made in 2012 at the London Olympics, is now an exceptional public sports and leisure facility in Stratford. As well as treading in the footsteps of our greatest sportsmen and women, you can explore its parklands, waterways, playgrounds and cafés – or try the 178m Slide, the world's longest tunnel slide.



Bond Street 22 Mins | 11 Stops

West End is home to glittering theatres, amazing galleries and museums such as the British Museum and V&A, London is the perfect place to explore. With exclusive shopping including Selfridges, High Street and Designer Brands such as Burberry, Cartier, Chanel, Louis Vuitton, Prada and more, you can always find yourself the perfect outfit. Restaurants include Cecconi's Mayfair, Sexy Fish, Bacchanalia, Hakkasan, The Ritz (Afternoon tea), Fortnum and Mason (Afternoon tea) and various eateries in China Town.





North Greenwich 5 Mins | 2 Stops

One of London's premier entertainment venues with a new high end shopping outlet and 4d cinema. The O2 offers amazing possibilities for stand-out, 'I was there' experiences. More than 600 of the best-known names in music have performed here to capacity crowds of 20,000. But there's so much more to do, browse the Icon shopping outlet for high-end designer brands, or for a real adrenaline hit, climb the iconic dome for 360-degree panoramic views of London.



Shoreditch 26 Mins | 6 Stops

The creative hub of East London boasts some of the best street art, arthouse cinemas, street food and clubs in the Capital. Home to some of London's best restaurants, from Michelin-starred hotspots such as Cycene, to trendy bars and bistros; Smoking Goat, Bistro Freddie, Smokestak and more. Wander through Brick Lane for some of the City's best vintage clothes shops or for a wholesome vibe, the colourful blooms of Columbia Road Flower Market should be your destination.

World-class education at your fingertips

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





West Ham

TWELVETREES PARK
LONDON E16

University of East London
3 mins / 1 stop

Queen Mary University of London
7 mins / 4 stops

Birkbeck University of London
21 mins / 11 stop

King's College London
21 mins / 11 stops

LSE ★
23 mins / 12 stops

Imperial College London ★
24 mins / 11 stops

RVC Royal Veterinary College University of London
24 mins / 9 stops

CITY University of London Est 1894
25 mins / 9 stops ANGEL

UCL ★
25 mins / 12 stops

DLR
PICCADILLY
DISTRICT
METROPOLITAN
CIRCLE
NORTHERN
JUBILEE
HAMMERSMITH & CITY
CENTRAL
★ TOP 10 UK UNIVERSITY

Distances given and journey times taken from 6.30am are approximate only.
Source: www.tfl.gov.uk & www.thecompleteuniversityguide.co.uk/league-tables

Welcome to TwelveTrees Park

A flourishing new place to call home

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Andrew Taylor & Pankaj Patel



Initial sketch



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The architects' vision

Thoughtful design for today's connected lives

The design concept for TwelveTrees Park is contemporary, attractive buildings positioned thoughtfully within the park so that residents can fully engage with their living environment.

The apartments are designed for maximum convenience where all you need is easily at hand. Light-filled rooms, neat storage solutions and quality finish make these homes a pleasure to live in.

"The vision was to create a well-connected city quarter with nature at its core – parkland living, with London at your doorstep."

Andrew Taylor & Pankaj Patel, Founding Directors, Patel Taylor

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.

A new **London** destination with 220,000 sqft of commercial space

150,000

Sqft of dynamic new retail spaces including:

- Restaurants
- Sainsbury's
- Florist
- Coffee shop
- Bars
- Community retail spaces

70,000

Sqft office hub

2,971

Sqft community centre

1,000

Pupil Science School

Computer generated image is indicative only and subject to change.

Where life happens

A vibrant new community where neighbours become friends.

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 on 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



THE CORDOVA CLUB

24 Hour Concierge

Your personal concierge will be on hand to take care of all your needs, including access to the exclusive facilities within the Cordova Club



Screening Room



Residents' lounge



Gym

Gym photography is indicative only

World class residents' facilities

The exclusive Cordova Club provides TwelveTrees Park residents with access to a range of residents only facilities including:

- 24 hour Concierge
- Residents Lounge
- Fully equipped gym
- Residents Business Lounge
- Screening Room
- Wellness Suite*

THE CORDOVA CLUB

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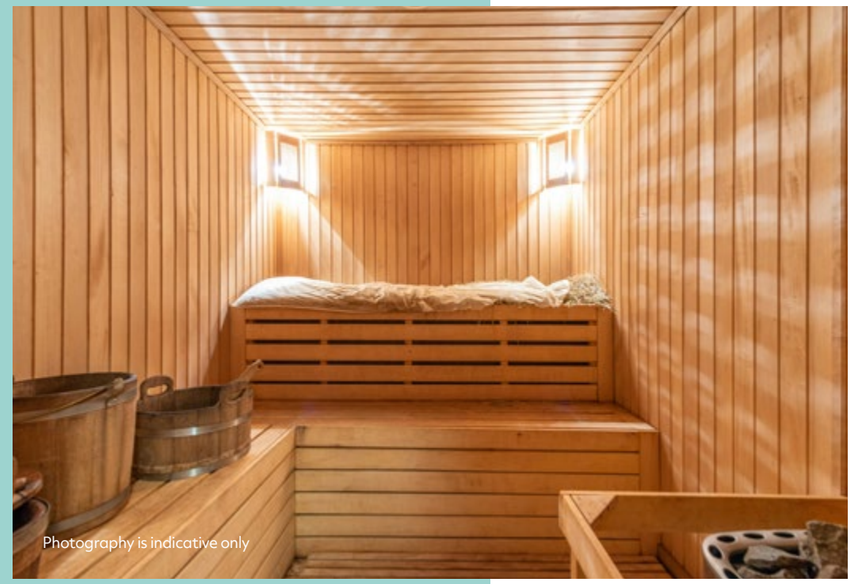
* Future Phase

Wellness Suite

Experience ultimate luxury and convenience with The Wellness Suite, featuring state-of-the-art wet facilities designed to elevate your lifestyle.

THE CORDOVA CLUB


Swimming Pool


Photography is indicative only


Treatment Room

Disclaimer: Photography of Wellness Suite is indicative only and subject to change. Wellness suite scheduled for delivery in future phases subject to planning.

Stylish and contemporary interiors

Iconic London skyline views

Computer generated image of The Redwood is indicative only and subject to change

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

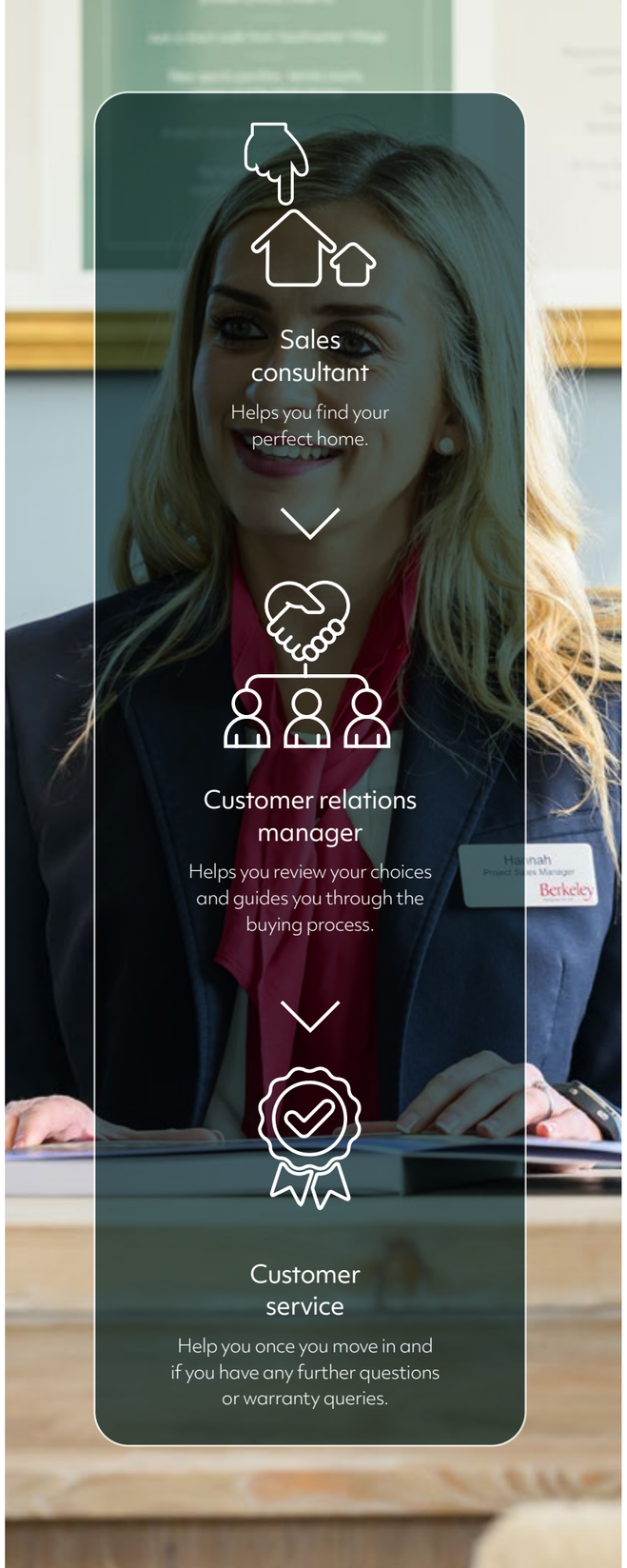
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Protection for new-build home buyers

Investor in Customers® Gold 2022

In-house OUTSTANDING ACHIEVEMENT for CUSTOMER SATISFACTION

In-house GOLD AWARD 2023 CUSTOMER SATISFACTION



myHome Plus

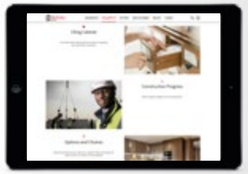
MyHome Plus is a new online service that is designed to help you manage key aspects of your new home at any time from anywhere around the world.

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.

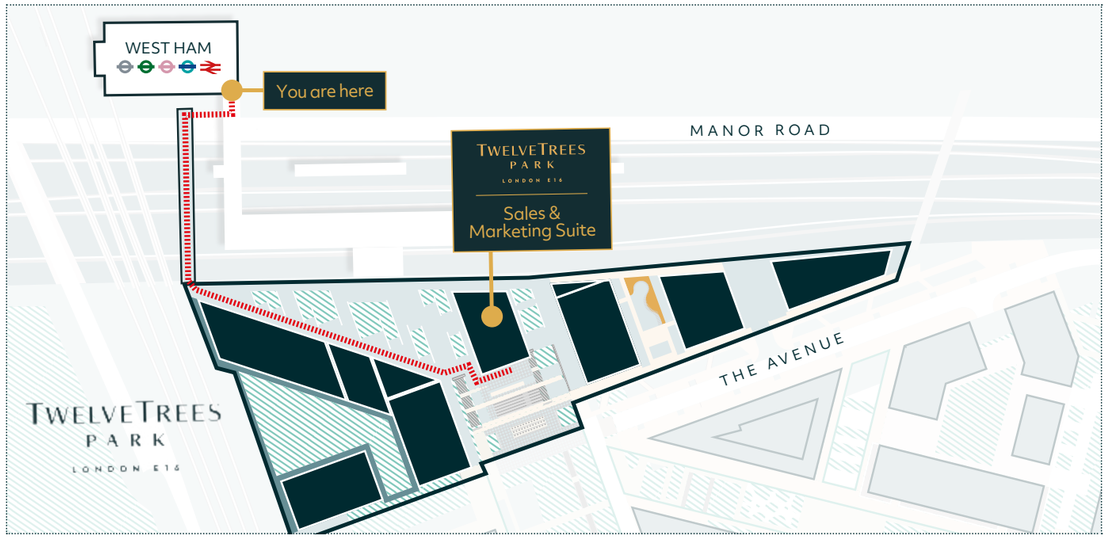
If you are driving and need a postcode, please use E16 4DA.

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 ACHIEVEMENT for CUSTOMER SATISFACTION

In-house GOLD AWARD 22 23 for CUSTOMER SATISFACTION

Berkeley
Designed for life

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