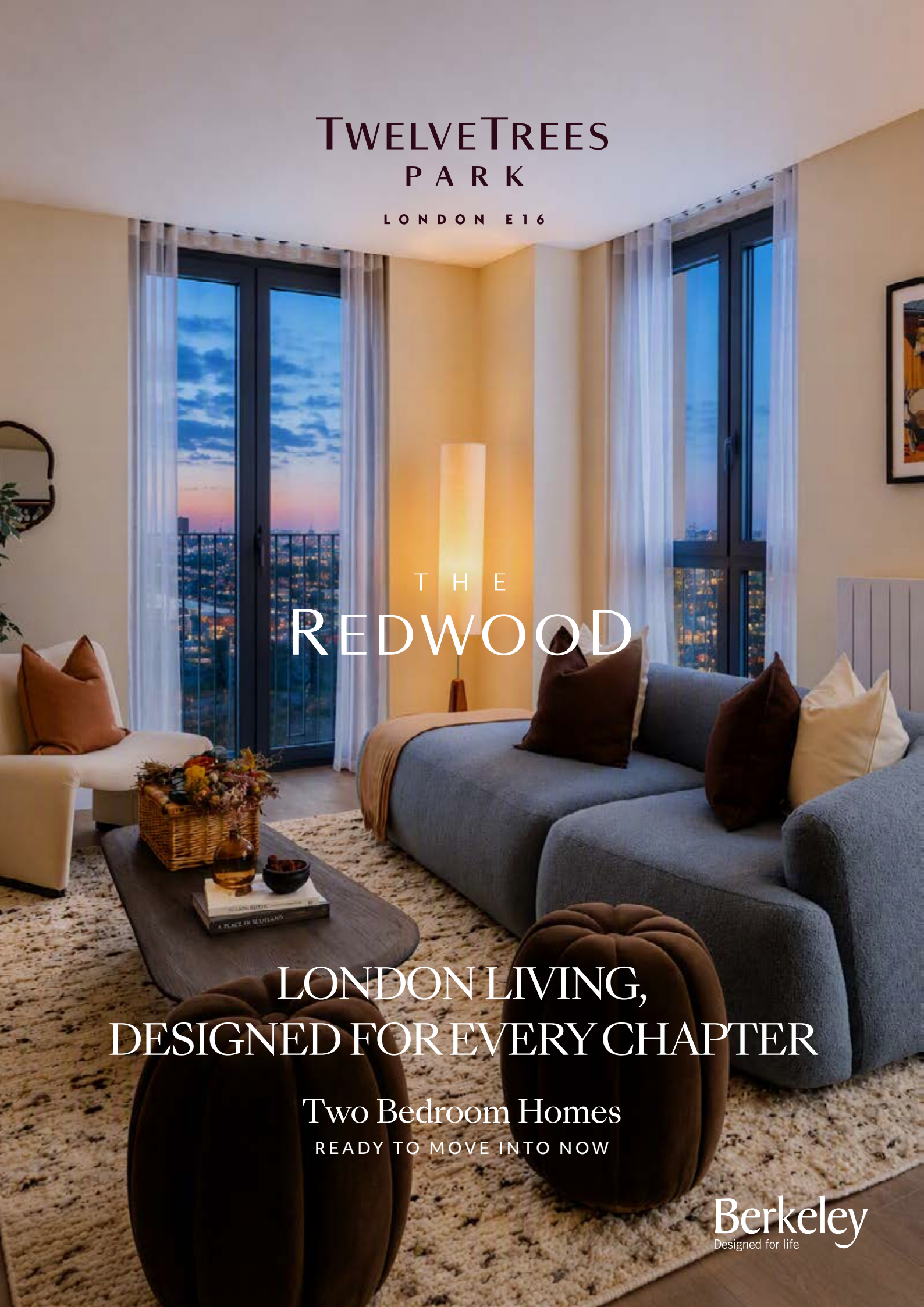


TWELVE TREES
PARK
LONDON E16

THE
REDWOOD

LONDON LIVING, DESIGNED FOR EVERY CHAPTER

Two Bedroom Homes

READY TO MOVE INTO NOW

Berkeley
Designed for life

A flourishing place to call home

TwelveTrees Park is a vibrant new development in the heart of East London, offering beautiful homes surrounded by greenery and exclusive amenities – all less than 10 minutes from the City, Canary Wharf and Stratford.*

*Taken at 6am on a Weekday. Source: tfl.co.uk
Computer generated image is indicative only and subject to change.

Welcome home

This two-bedroom home offers light-filled, spacious interiors that create a calm and inviting retreat from the pace of city living.

Floor-to-ceiling windows draw in abundant natural light and frame sweeping views across the skyline, enhancing the sense of openness throughout.

Thoughtfully designed living spaces bring together comfort and contemporary style, setting the scene for relaxed everyday living and effortless entertaining.

Space to unwind











This beautifully appointed apartment offers light and spacious interiors that create a calm, inviting sanctuary to come home to. Thoughtfully designed living spaces maximise natural daylight and provide a sense of openness throughout. As part of TwelveTrees Park, residents also enjoy access to an impressive range of exclusive amenities, enhancing everyday living with comfort, convenience and a touch of luxury.

Bright, inviting interiors



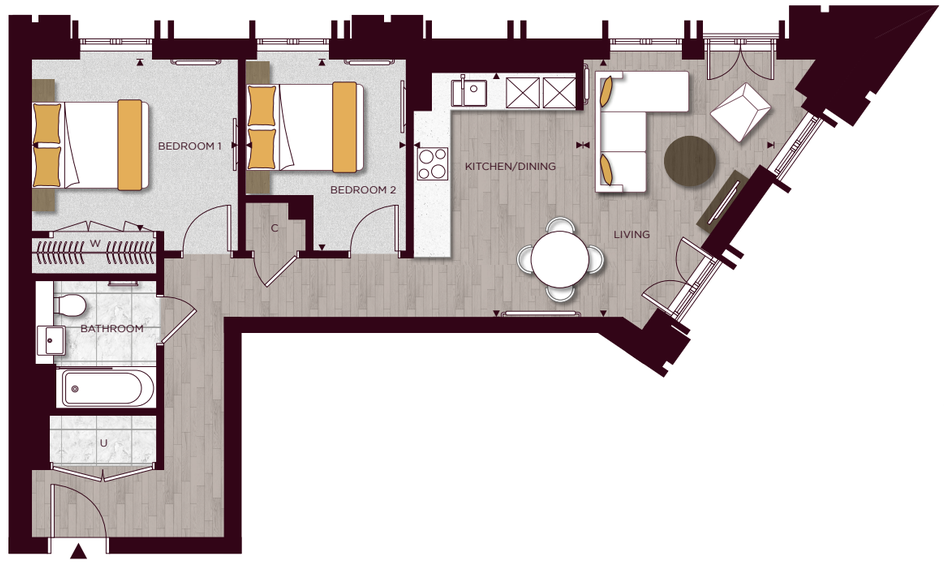
The generous open-plan kitchen is beautifully designed to maximise both space and light, creating an elegant setting for cooking, dining and entertaining. Sleek finishes and contemporary fittings enhance the sense of openness, making it a stylish focal point of the home.



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Two Bedroom Apartment
Type 1

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



Floors

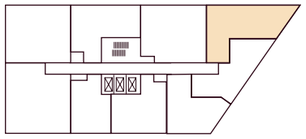
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Key

- ▶ 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 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.

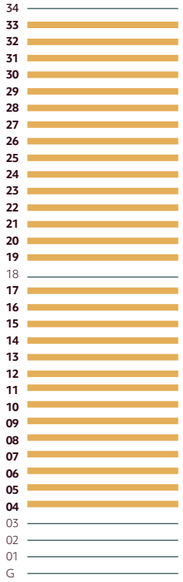
*13.01 showhome based on Two bedroom Home Type 4B

Two Bedroom Apartment
Type 2

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



Floors

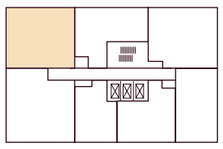


Key

- ▶ 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



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*13.01 showhome based on Two bedroom Home Type 4B

Two Bedroom Apartment
Type 4

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



Floors

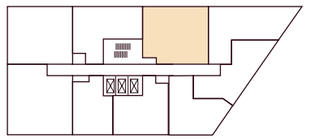


Key

- ▶ 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. Furture 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.

*13.01 showhome based on Two bedroom Home Type 4B

Two Bedroom Apartment
Type 4B

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



Floors

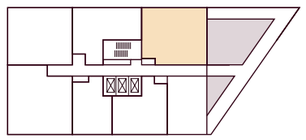
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Key

- ▶ 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



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*13.01 showhome based on Two bedroom Home Type 4B

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to view our
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THE CORDOVA CLUB

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

5 key transport links on your doorstep

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

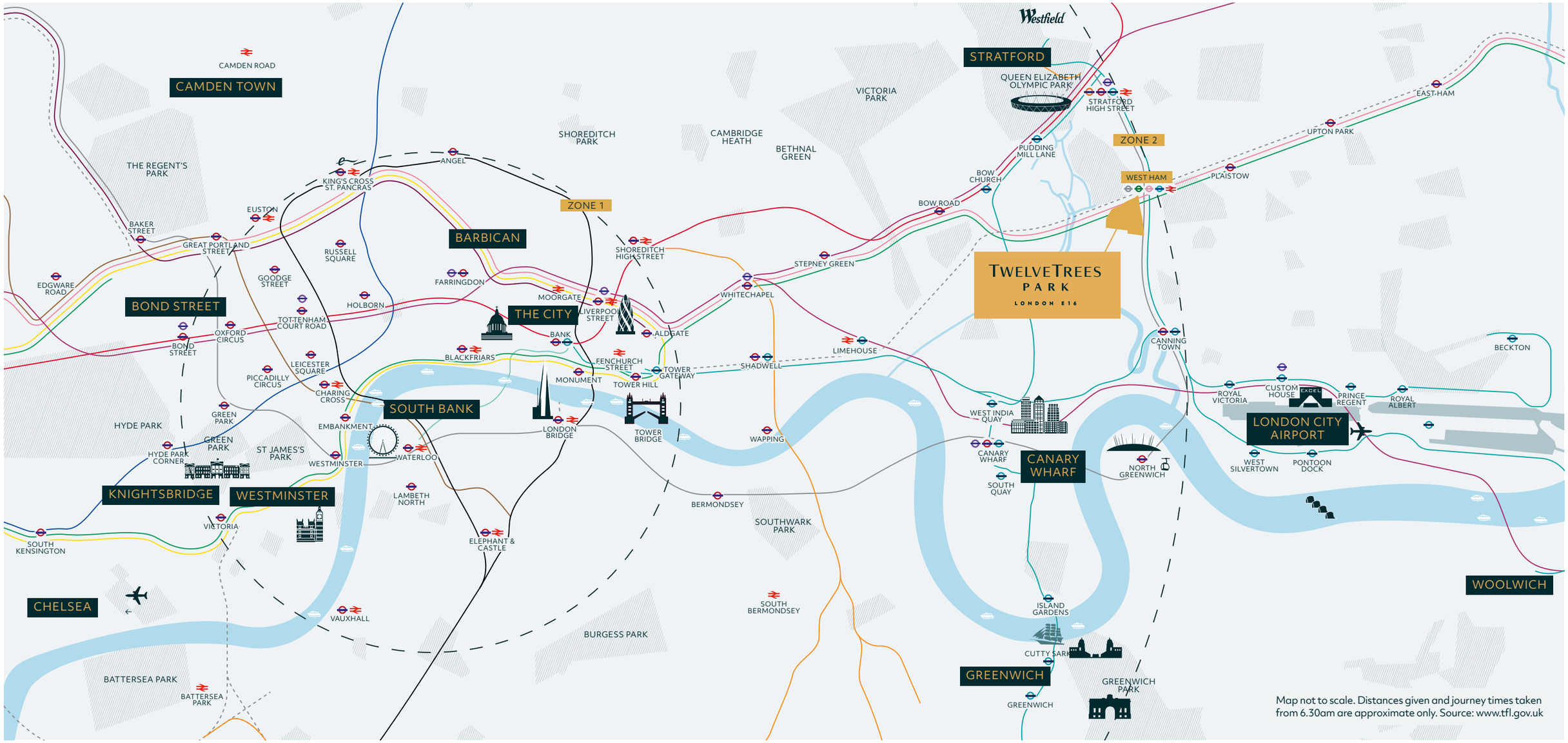
Bond Street
(Via Stratford station)
16 mins / 6 stops

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



Contact us

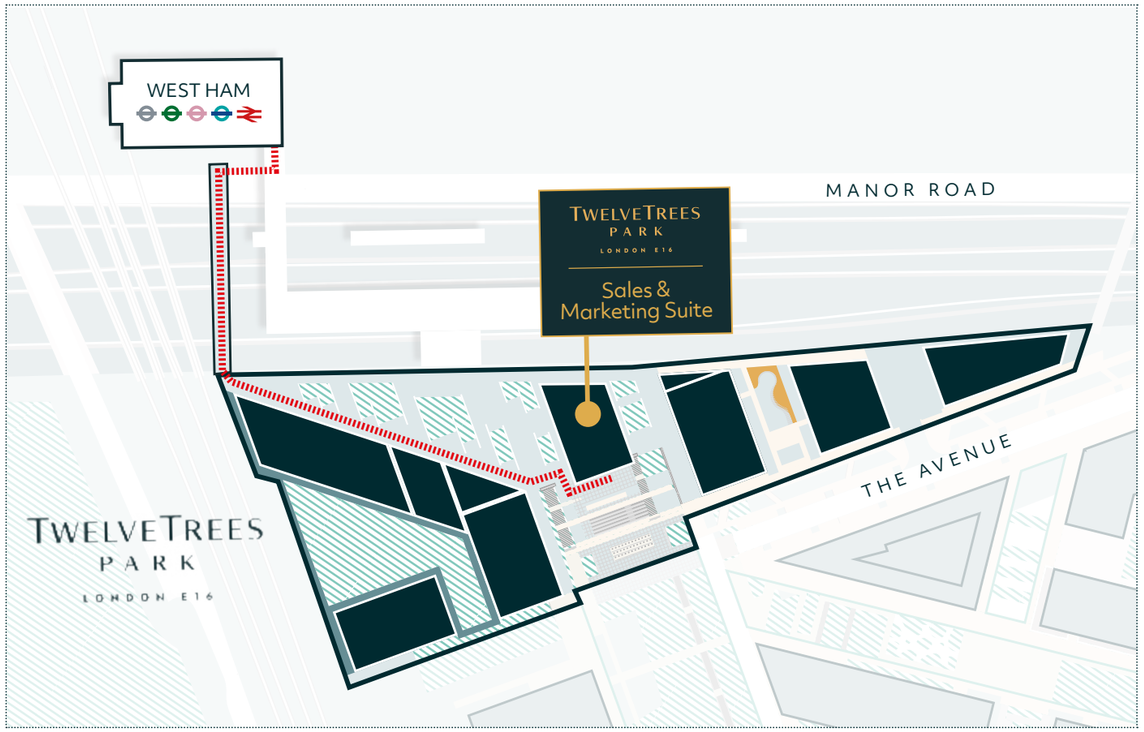
SALES &
MARKETING SUITE

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

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.

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