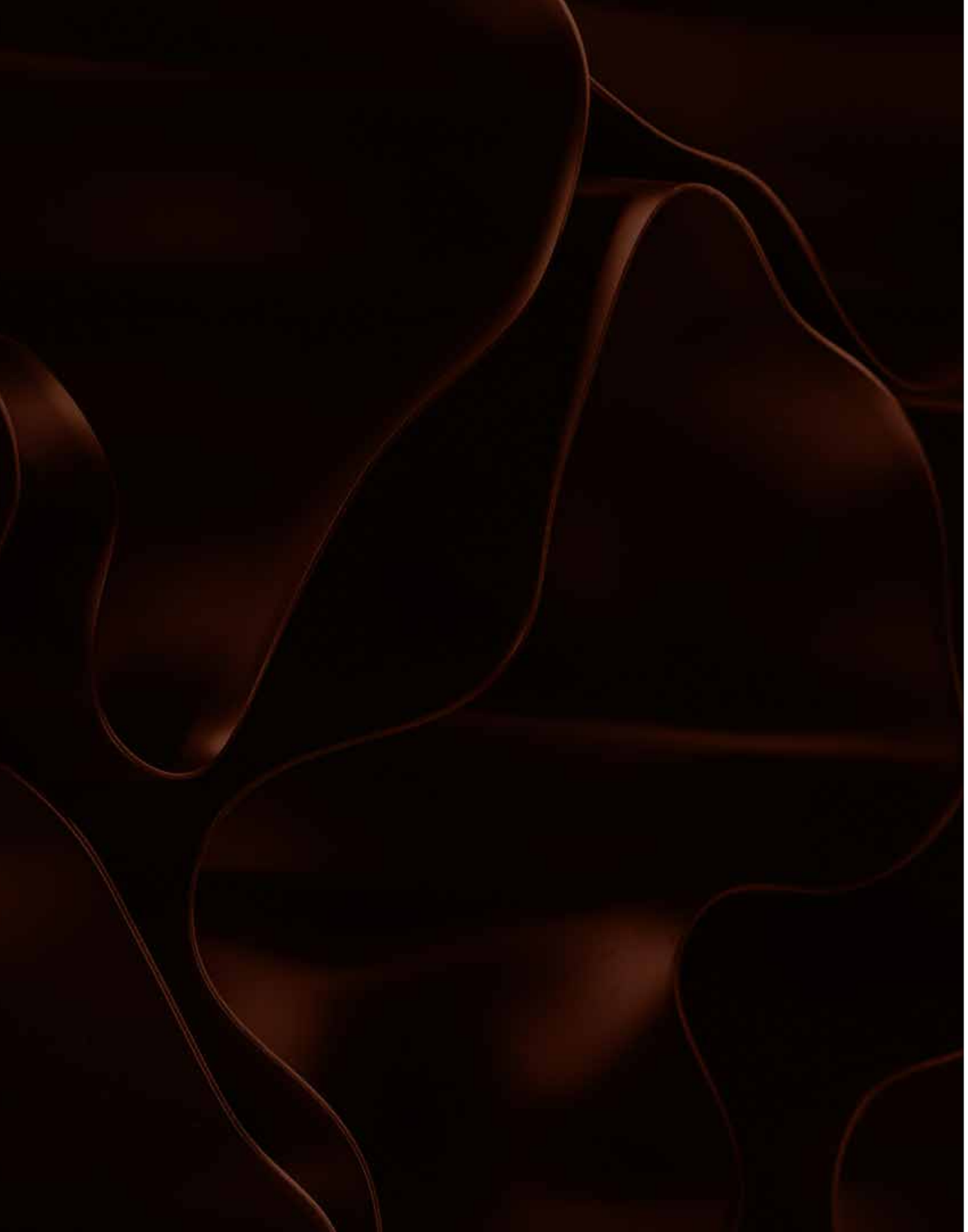
TWELVE TREES
PARK
LONDON E16

THE PENTHOUSE COLLECTION

THE REDWOOD

Berkeley
Designed for life



TWELVETREES
PARK
LONDON E16

WELCOME TO

THE PENTHOUSE COLLECTION

Rising above the city, this limited collection of luxury homes offers a front-row seat to the city's most captivating views, inviting you into a world where sweeping horizons redefine daily living.

An Elevated Escape

At the pinnacle of The Redwood, this exclusive collection of residences invites a lifestyle shaped by light, space, and extraordinary outlooks.

With panoramic views across London, each home becomes a serene retreat—an elevated escape from the rhythm of the city below.

ELEVATE

Computer generated image is indicative only and subject to change



Computer generated image is indicative only and subject to change

Connections on your Doorstep

Computer generated image is indicative only and subject to change

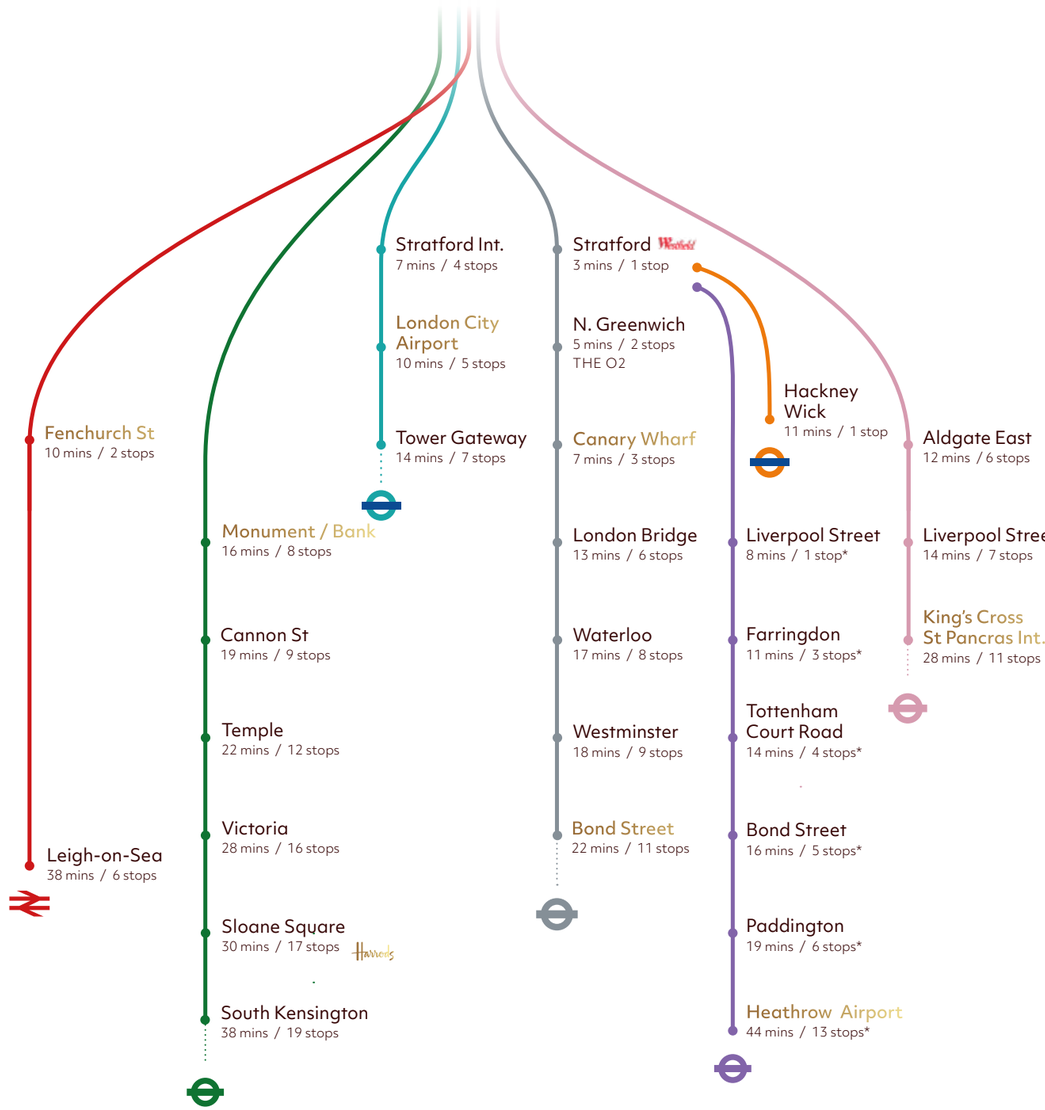
Connected by Design

Perfectly positioned for life across the capital, TwelveTrees Park sits within one of London's best-connected neighbourhoods, with West Ham station just moments away linking residents to five major rail and Tube lines. From here, the City, Canary Wharf, Stratford and leading universities are all reached in under ten minutes, creating a lifestyle where work, culture and leisure are always within easy reach. This exceptional connectivity will be elevated even further with a new on-site station entrance opening in 2027, placing the development at the heart of a future-focused community where contemporary living meets the energy and opportunity of East London.

WEST HAM

TWELVETREES PARK

LONDON E16



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

Shop, eat and play

STRAIGHT ON HORDEN









WESTFIELD STRATFORD CITY

Just moments from TwelveTrees Park, Westfield Stratford City offers one of London's most dynamic retail and leisure experiences. With over 300 stores, restaurants and entertainment venues, from luxury labels to everyday favourites, it's a destination where fashion, dining and culture come together under one roof. Whether you're browsing designer boutiques, meeting friends for dinner or catching the latest blockbuster, everything you need is just a three-minute journey from home.

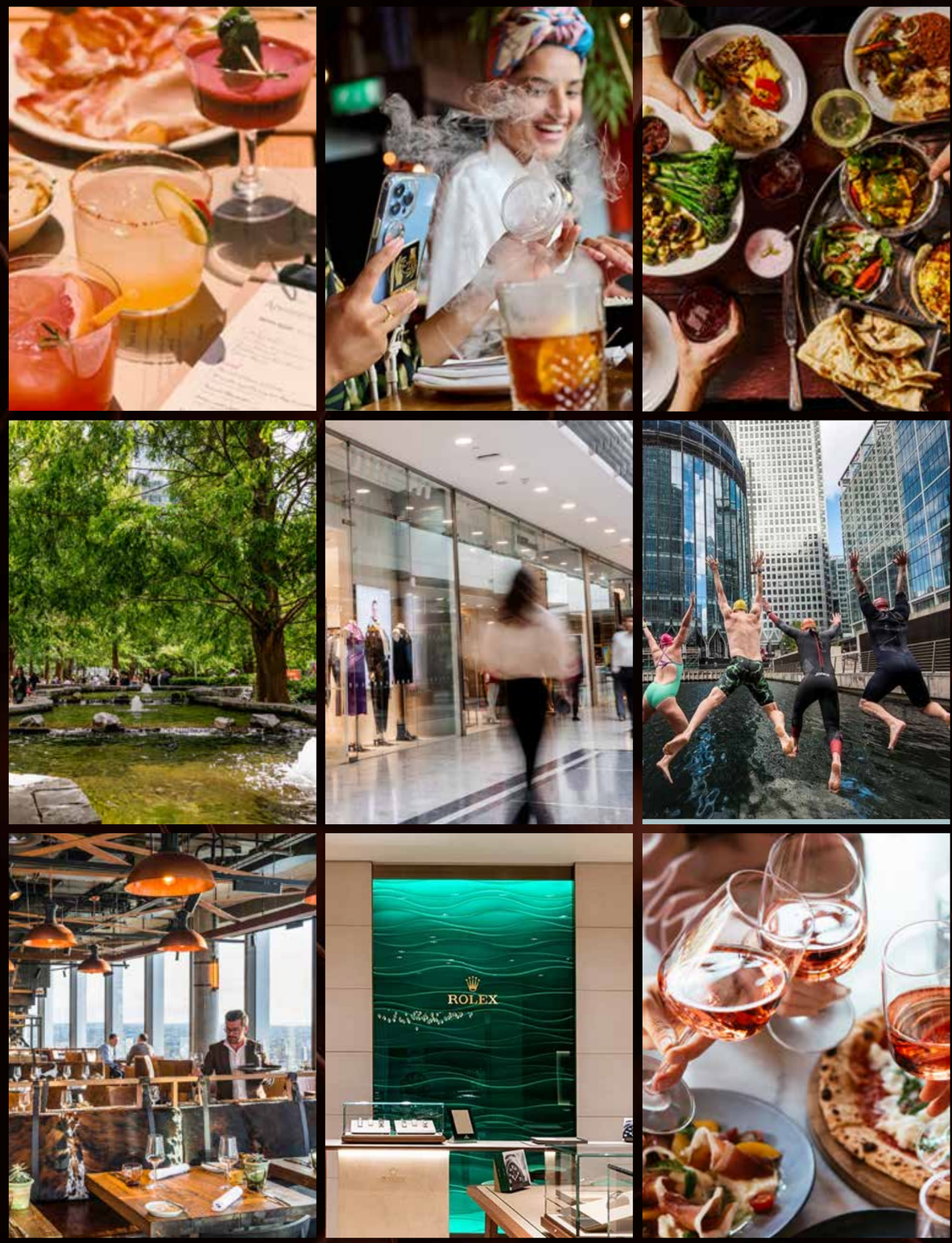
3 mins


CANARY
WHARF

Retail & Leisure at Canary Wharf

Just a short journey from TwelveTrees Park, Canary Wharf offers a world-class blend of business, culture and waterfront living. Home to global headquarters, vibrant leisure spaces and UCL's new East Campus, the district has evolved into one of London's most exciting destinations. From the boutiques and design stores of Cabot Place to the restaurants, bars and cafés lining Eden Dock, it's a place where work, study and downtime come together effortlessly. Whether you're meeting colleagues, exploring the arts or enjoying dinner by the water, Canary Wharf delivers an elevated lifestyle within easy reach of home.

7 mins



Moments that Spark

CITY

Heritage meets High Rise

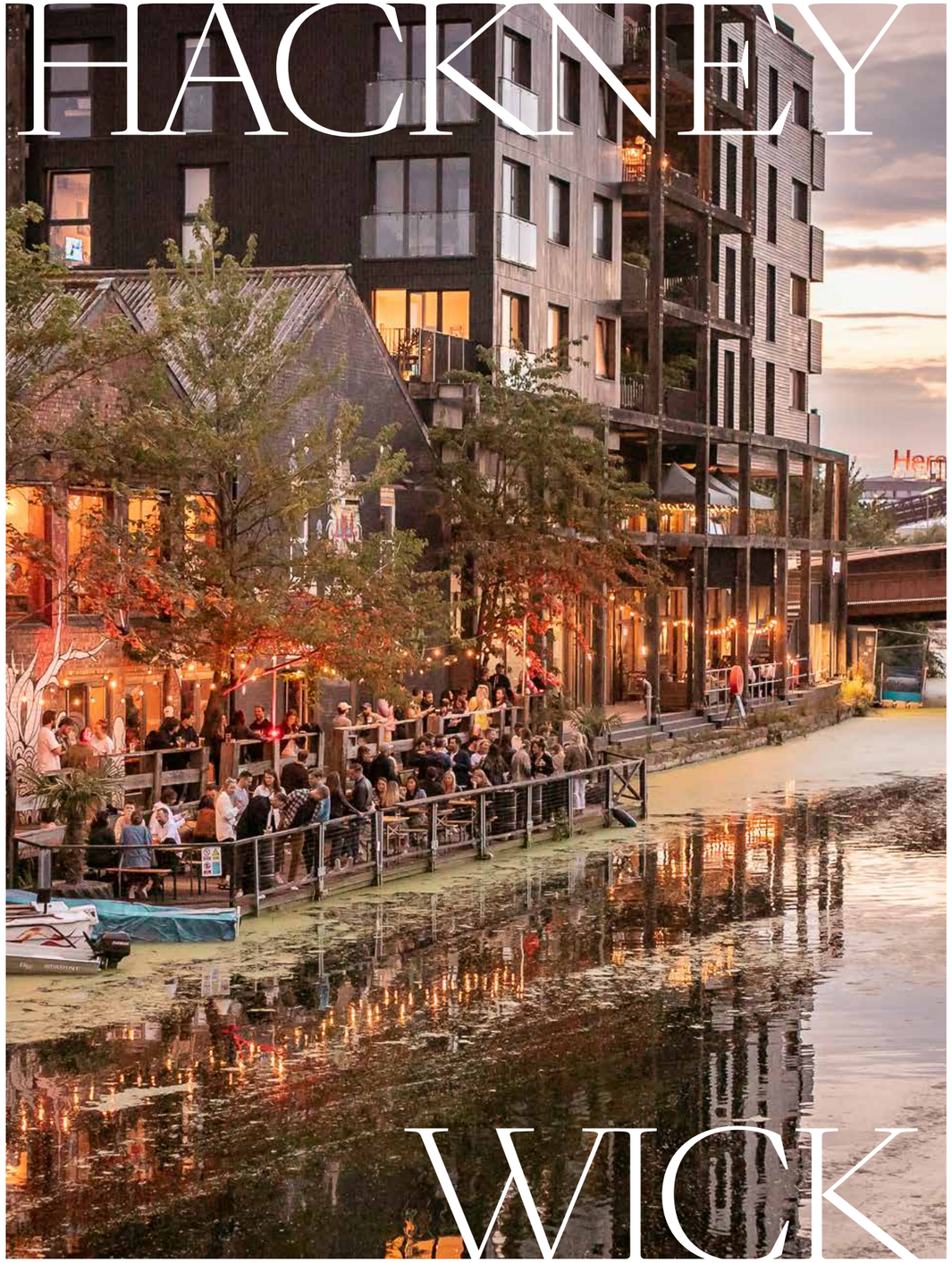
Where global business, rich history and modern culture meet in one extraordinary district.

The City of London blends global finance with centuries of heritage, creating a district where modern ambition meets historic character. Glass towers rise beside ancient lanes, while boutique arcades, luxury retailers and an ever-evolving dining scene bring constant energy to its streets. From Michelin-starred restaurants and rooftop bars to landmark institutions and cultural icons, the City offers a rich mix of business, lifestyle and history—an urban setting with a rhythm entirely its own.

10 mins



HACKNEY WICK



A short journey from TwelveTrees Park brings you to Hackney Wick, one of East London's most creative neighbourhoods. Known for its industrial-chic warehouses, independent studios and ever-changing pop-up scene, the area blends raw character with a distinctly bohemian spirit. From canal-side cafés and craft breweries to galleries, markets and experimental dining, Hackney Wick offers an atmosphere that feels spontaneous, artistic and full of discovery—an inspiring contrast to the calm of home.

11 mins







Life at TwelveTrees Park

TwelveTrees Park, a new neighbourhood in East London, brings a fresh way of living to the capital—where contemporary homes, generous green spaces and exclusive amenities sit just moments from the City, Canary Wharf and Stratford. Across 12 acres of landscaped gardens and parkland, the neighbourhood offers a peaceful, natural retreat at the edge of London's fast-moving energy. With a gym, lounge, workspaces and a screening room, along with cafés, bars and restaurants close by, life here feels effortless, connected and full of possibility.



Computer generated image is indicative only and subject to change

WELCOME TO

THE CORDOVA CLUB

Service tailored to you



24 HOUR CONCIERGE

Your concierge service is designed to simplify daily living—managing reservations, coordinating deliveries and providing effortless entry to the Cordova Club's private amenities.

A space shaped for effortless arrivals and relaxed conversations, wrapped in ambient light and elevated comfort.

A Warm Arrival

RESIDENTS LOUNGE

A beautifully designed residents lounge creates a welcoming environment for quiet downtime, informal meetings or simply enjoying a change of pace close to home.









FULLY EQUIPPED GYM

Your private gym provides a refined setting for daily training, complete with modern equipment and a peaceful atmosphere that supports both energy and balance.

Film nights

Elevated

SCREENING ROOM

The residents' screening room brings the atmosphere of a boutique cinema to your doorstep, offering a welcoming place to enjoy movies together in style.









RESIDENTS BUSINESS LOUNGE

The business lounge offers a calm, contemporary workspace designed for focus and productivity, providing a comfortable setting for remote working or quiet concentration.



A Quiet Space for Concentration

Soft lighting and elegant furnishings shape a serene atmosphere where focus comes easily. This dedicated lounge offers discreet, comfortable corners ideal for uninterrupted work, thoughtful planning, or quiet moments of clarity away from the bustle of daily life.



Computer generated image is indicative only and subject to change

WELCOME TO

THE PENTHOUSES

The penthouses represent the pinnacle of living at TwelveTrees Park—expansive, light-filled homes that rise above the city, offering exceptional design, beautifully crafted interiors, generous space and a sense of calm high above it all.

Life framed by The City

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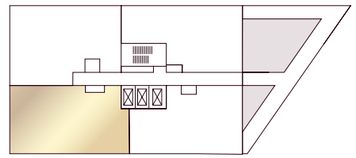
PENTHOUSE

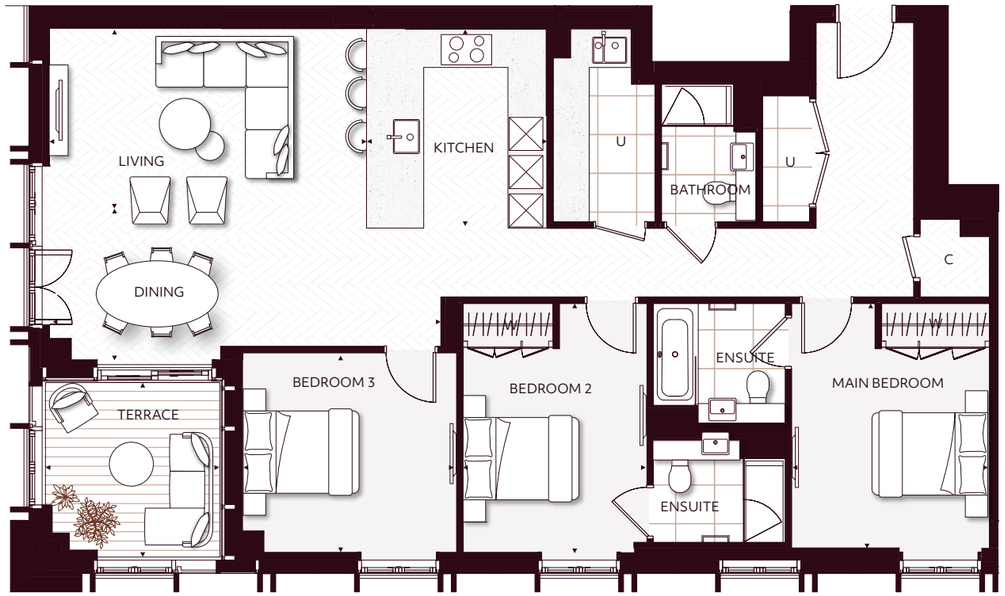
34.01

N

TOTAL AREA	**118.3 SQ M**	**1,273 SQ FT**
TERRACE	**8.1 SQ M**	**88 SQ FT**
Kitchen	3.0m x 3.3m	9'10" x 10'9"
Living	5.3m x 3.0m	17'4" x 9'10"
Dining	6.5m x 2.5m	21'3" x 8'2"
Main Bedroom	3.3m x 4.1m	10'9" x 13'5"
Bedroom 2	3.1m x 4.1m	10'2" x 13'5"
Bedroom 3	3.6m x 3.3m	11'9" x 10'9"
Terrace	2.9m x 2.9m	9'6" x 9'6"

FLOORPLATE





◂▸ Measurement Points **C** Cupboard **U** Utility Cupboard **W** Wardrobe

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.

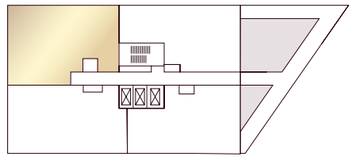
PENTHOUSE

34.02

TOTAL AREA	**119.3 SQ M**	**1,284 SQ FT**
TERRACE	**8.1 SQ M**	**88 SQ FT**
Kitchen	3.0m x 3.6m	9'10" x 11'9"
Living	5.4m x 3.8m	17'8" x 12'5"
Dining	4.3m x 3.1m	14'1" x 10'2"
Main Bedroom	3.3m x 4.3m	10'10" x 14'1"
Bedroom 2	2.9m x 4.3m	9'6" x 14'1"
Bedroom 3	2.5m x 4.3m	8'2" x 14'1"
Terrace	2.9m x 2.9m	9'6" x 9'6"

N

FLOORPLATE





◂▸ Measurement Points **C** Cupboard **U** Utility Cupboard **W** Wardrobe

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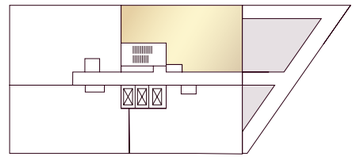
PENTHOUSE

34.03

N

TOTAL AREA	**107.2 SQ M**	**1,154 SQ FT**
TERRACE	**8.1 SQ M**	**88 SQ FT**
Kitchen	3.0m x 3.3m	9'10" x 10'9"
Living	4.6m x 3.5m	15'1" x 11'5"
Dining	3.0m x 3.4m	9'10" x 11'1"
Main Bedroom	3.7m x 4.1m	12'1" x 13'5"
Bedroom 2	2.6m x 3.7m	8'6" x 12'1"
Bedroom 3	2.8m x 5.4m	9'2" x 17'8"
Terrace	2.9m x 2.9m	9'6" x 9'6"

FLOORPLATE





◂▸ Measurement Points **C** Cupboard **U** Utility Cupboard **W** Wardrobe

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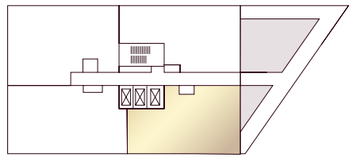
PENTHOUSE

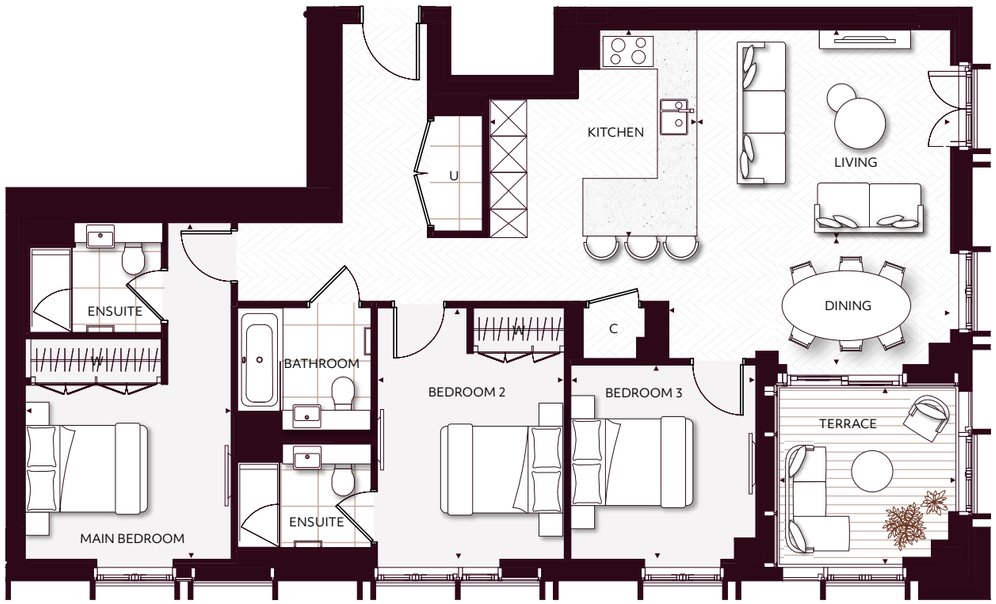
34.04

TOTAL AREA	**102.2 SQ M**	**1,100 SQ FT**
TERRACE	**8.1 SQ M**	**88 SQ FT**
Kitchen	3.4m x 3.4m	11'1" x 11'1"
Living	4.2m x 3.4m	13'9" x 11'1"
Dining	4.6m x 2.1m	15'1" x 6'10"
Main Bedroom	3.3m x 5.5m	10'9" x 18'0"
Bedroom 2	3.1m x 4.1m	10'2" x 13'5"
Bedroom 3	3.0m x 3.2m	9'10" x 10'5"
Terrace	2.9m x 2.9m	9'6" x 9'6"

N

FLOORPLATE





◂▸ Measurement Points **C** Cupboard **U** Utility Cupboard **W** Wardrobe

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Specification



Computer generated image is indicative only and subject to change

Interior / Exterior Finishes

- Herringbone engineered flooring to living areas
- Stained black solid wood entrance door with satin stainless steel handle
- Internal doors in white painted finish with matt black handles
- Skirting and architraves in white painted finish

Kitchen

- Matt finish with soft-close cabinets with brushed brass handles to tall and base units
- Quartz worktop and full height splashback
- Black sink
- Brushed brass hot tap
- Feature open shelf cabinet with fluted glass doors and LED strip lighting
- Compartmentalised waste storage
- Miele integrated oven
- Miele integrated combination oven
- Miele hob with downdraft extract
- Miele warming drawer
- Miele integrated fridge
- Miele integrated freezer
- Miele integrated dishwasher
- Miele wine cooler
- Miele washer-dryer in utility area

Communal Areas

- Tiled floor to entrance lobby
- Carpet to hallways
- Lifts access to all floors
- Secure cycle storage
- Architecturally designed hard and soft landscaping

Bedrooms

- Fitted carpets
- High quality soft-close fitted wardrobe to main bedroom
- LED strip lighting to bedroom wardrobe

Bathrooms

- WC with soft-close seat and concealed cistern
- White semi recessed washbasin
- Wall mounted brushed brass mixer tap
- White bathtub
- Tiled bath panel
- Brushed brass rainfall shower head
- Brushed brass hand held shower
- Fixed bath screen with black trim
- Heated towel radiator in matt black
- Brushed brass robe hook
- Porcelain tiles to floor and all walls
- Feature porcelain wall tiling
- Wall mounted mirrored cabinet with feature open shelf and LED strip lighting
- Feature wall light

Ensuites

- WC with slow or soft-close seat and concealed cistern
- WC with soft-close seat and concealed cistern
- White semi recessed washbasin
- Wall mounted brushed brass mixer tap
- Brushed brass rainfall shower head
- Brushed brass hand held shower
- Fixed bath screen with black trim
- Heated towel radiator in matt black
- Brushed brass robe hook
- Porcelain tiles to floor and all walls
- Feature porcelain wall tiling
- Wall mounted mirrored cabinet with feature open shelf and LED strip lighting
- Feature wall light

Security and Peace of Mind

- Access to apartments via audio/video door entry system and electronic access to internal areas
- Multipoint locking front entrance door to apartment
- Mains powered smoke detector with battery back up
- 10-year warranty

Lighting and Electrical Finishes

- Undermounted LED strip to kitchen wall units
- Energy efficient LED downlights to all areas
- Lighting to storage cupboards
- White sockets to high level in kitchen
- High level matt black switches
- Shaver sockets to bathrooms
- Multimedia plates in living area and bedrooms
- Master light switch to hallway
- Thermostatic controls to underfloor heating
- Dimmable light switches to main bedroom and living room
- USB outlet sockets to kitchen splashback

Heating

- Zoned underfloor heating throughout
- Centrally provided heating and hot water, individually metered to each apartment

Telecommunications

- Fibre optic infrastructure to all apartments
- TV outlet to living area and all bedrooms
- Wiring for satellite/cable and terrestrial Freeview television
- Telephone outlet with broadband capability to living area and all bedrooms
- Cabling for digital TV, DAB and FM radio telephone and data services

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.

Crafted for Modern Living

Computer generated image is indicative only and subject to change

Where Luxury meets Serenity

Computer generated image is indicative only and subject to change

DARK PALETTE

NOIRSTONE



Computer generated image is indicative only and subject to change



Noirstone is a rich, deep-toned colour scheme that embodies modern luxury and sophistication. Moody and elegant in tone, it is enhanced by subtle textured detailing and brushed brass finishes throughout. The kitchen is designed to be both beautiful and highly functional, offering generous space for everything from entertaining guests to accommodating everyday essentials with ease. The bathroom continues the luxury feel with tiles highlighted by refined gold veining. Designed to feel warm, comfortable and stylish, Noirstone creates a contemporary interior perfectly suited to refined city living.





OPALINE

LIGHT PALETTE

Opaline is a soft, light-toned colour scheme that creates a sense of space and brightness throughout the home. Calm and effortlessly elegant, it provides the perfect blank canvas for personal expression, pairing with a wide range of interior styles and complementary colours. Subtle textures and refined finishes add depth and warmth, while the overall palette promotes a feeling of comfort and relaxed sophistication. Designed for contemporary living, Opaline offers a fresh, inviting interior that feels both luxurious and timeless.

Computer generated image is indicative only and subject to change

The Berkeley Difference

The Berkeley Group is a business built on 50 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.

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

Attention to Detail

With over 50 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.

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.

50

YEARS OF EXPERIENCE AND RELENTLESS PASSION FOR QUALITY

WE HAVE BUILT

10%

OF ALL NEW HOMES IN LONDON IN THE PAST YEAR

92%

OF THE HOMES BUILT IN THE PAST YEAR WERE ON REGENERATED BROWNFIELD LAND

WE HAVE BUILT MORE THAN

20,750

HOMES IN THE LAST 5 YEARS

WE ARE BRINGING FORWARD

32

OF THE UK'S MOST CHALLENGING BROWNFIELD REGENERATION PROJECTS

WE HAVE CONTRIBUTED OVER

£13bn

TO THE UK GDP OVER THE LAST FIVE YEARS

WE ARE CREATIN MORE THAN

1,200

ACRES OF NEW OR MEASURABLY IMPROVED NATURAL HABITATS ACROSS OUR FIRST 57 BIODIVERSITY NET GAIN SITES

WE HAVE SUPPORTED, ON AVERAGE

27,000

UK JOBS PER ANNUM, DIRECTLY AND INDIRECTLY, OVER THE LAST FIVE YEARS

Zero

THE NUMBER OF DEVELOPMENTS WE HAVE PROMISED TO DELIVER, BUT FAILED TO DO

98%

OF CUSTOMERS SAID THEY WOULD RECOMMEND US TO A FRIEND



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.





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.

CONTACT

TwelveTrees Park
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E16 4DA

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www.TwelveTreesPark.co.uk

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. It may not be possible to provide the exact materials as referred to in the brochure. In such cases a suitable alternative will be provided. Berkeley reserves the right to make these changes as required. 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 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. E493/51CA/0326.


TWELVE TREES
PARK
LONDON E16
Berkeley
Designed for life