

TWELVETREES PARK

LONDON E16

EVERGREEN POINT

SUPPORTED BY
MAYOR OF LONDON

Berkeley
Designed for life

*London's vibrant new
community with connected
living at its heart*

WELCOME TO *TwelveTrees Park*

Evergreen Point

Evergreen Point is the first building to launch at TwelveTrees Park and comprises of studios, 1, 2 and 3 bedroom apartments, all individually designed to meet the high Berkeley quality standards.

TwelveTrees Park is an exciting new development in the heart of up-and-coming residential East London. Fresh and modern, this new neighbourhood is just minutes from the City, Canary Wharf, Stratford and the West End – perfectly placed for business, employment, universities, schools, shopping and entertainment.

Everything about TwelveTrees Park is dedicated to the connectedness and wellbeing of residents. Beautiful landscaped gardens and open parkland occupy over half the site, for everyone to enjoy. With buzzing cafés, bars and restaurants, and the hub – the community building – at the centre, there is always something to do and a place to meet.

Welcome to your connected life.

London
page 12

Nature
page 30

Home
page 40

Life
page 52

Your Space
page 64

Quality
page 104

Berkeley
Designed for life

LIVE LIFE *Connected*

Transport

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 stations, connections to work and leisure are super quick and convenient. Stratford, Canary Wharf and London City Airport are all under 10 minutes away.

Nature

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.

Technology

Technology is the very essence of connectedness. A 4.5 acre WiFi-enabled linear park runs through the development, ensuring that you never lose touch with your contacts even when you're out and about. A dedicated residents' business lounge is perfect for group meetings and/or private study.



Community

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.







CONNECTED *to the community*

Our vision is to create a real community at TwelveTrees Park. Building homes is important to us but the spaces in-between are where community is created and encouraged to flourish.

CONNECTED *to nature*

The impressive architecture of TwelveTrees Park surrounds more than 12 acres of landscaped park and intimate gardens.



Computer generated image, indicative only, subject to change.

Evergreen Point

The first phase of this exciting development, Evergreen Point offers a stunning collection of contemporary studio, 1, 2 and 3 bedroom apartments and penthouses, with high specification luxury interiors, designed by Johnson Ribolla. Set right in the dynamic heart of TwelveTrees Park, next to the hub, the building is perfectly placed for West Ham station and access to all that London has to offer.

Amazing panoramic views over London, and the delightful parks and gardens within the development



Computer generated image, indicative only, subject to change.

LIVE CONNECTED *to London*

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 stations, connections to work and leisure are super quick and convenient.

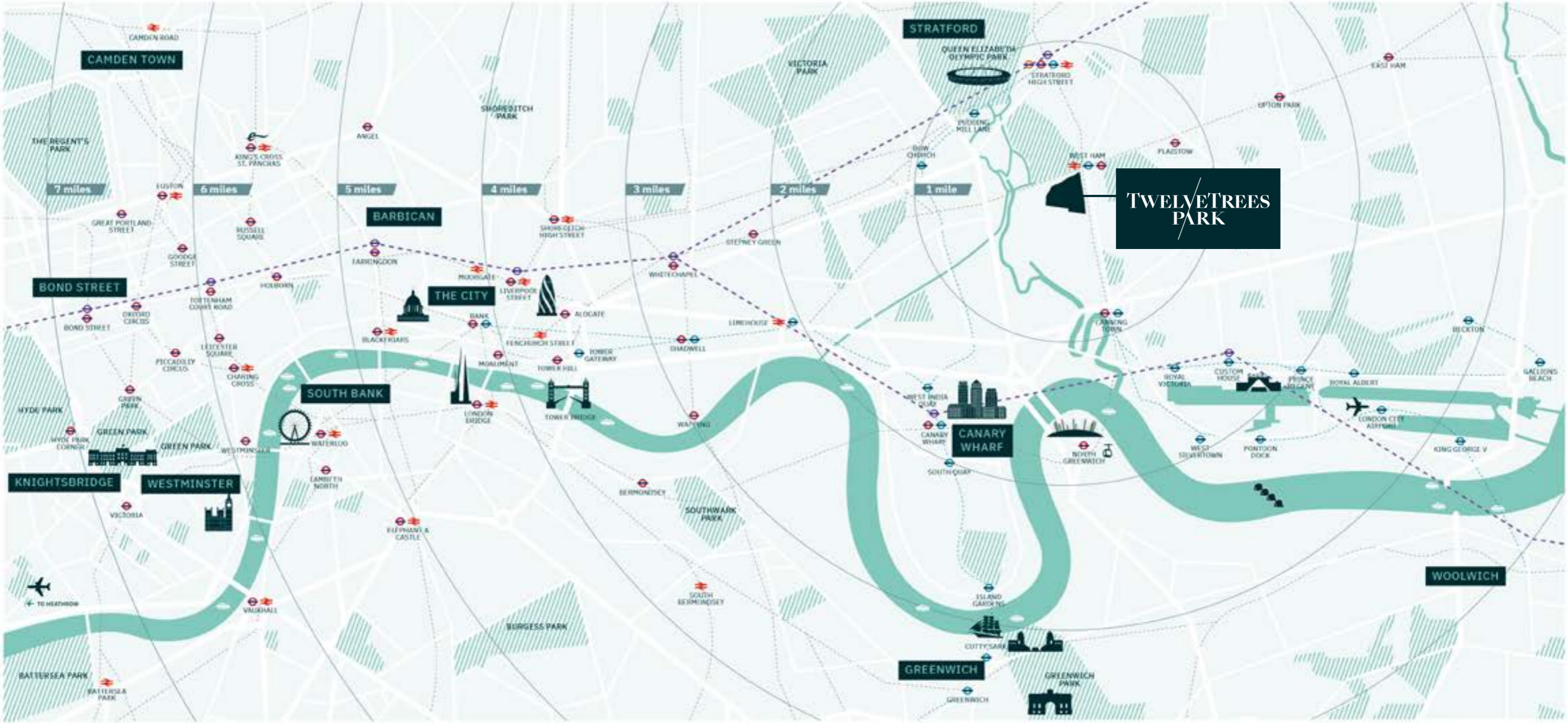


London

Page 14 — Connected London living

Page 18 — Unrivalled connections

Page 28 — World-class education at your fingertips



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

-  **Canary Wharf**
7 Minutes
-  **London City Airport**
10 Minutes
-  **Fenchurch Street**
10 Minutes
-  **Monument (Bank)**
16 Minutes
-  **King's Cross St Pancras International**
25 Minutes

CONNECTED *London living*

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

Get your morning
coffee as you start your
commute, minutes
after leaving home



UNRIVALLED *connections*

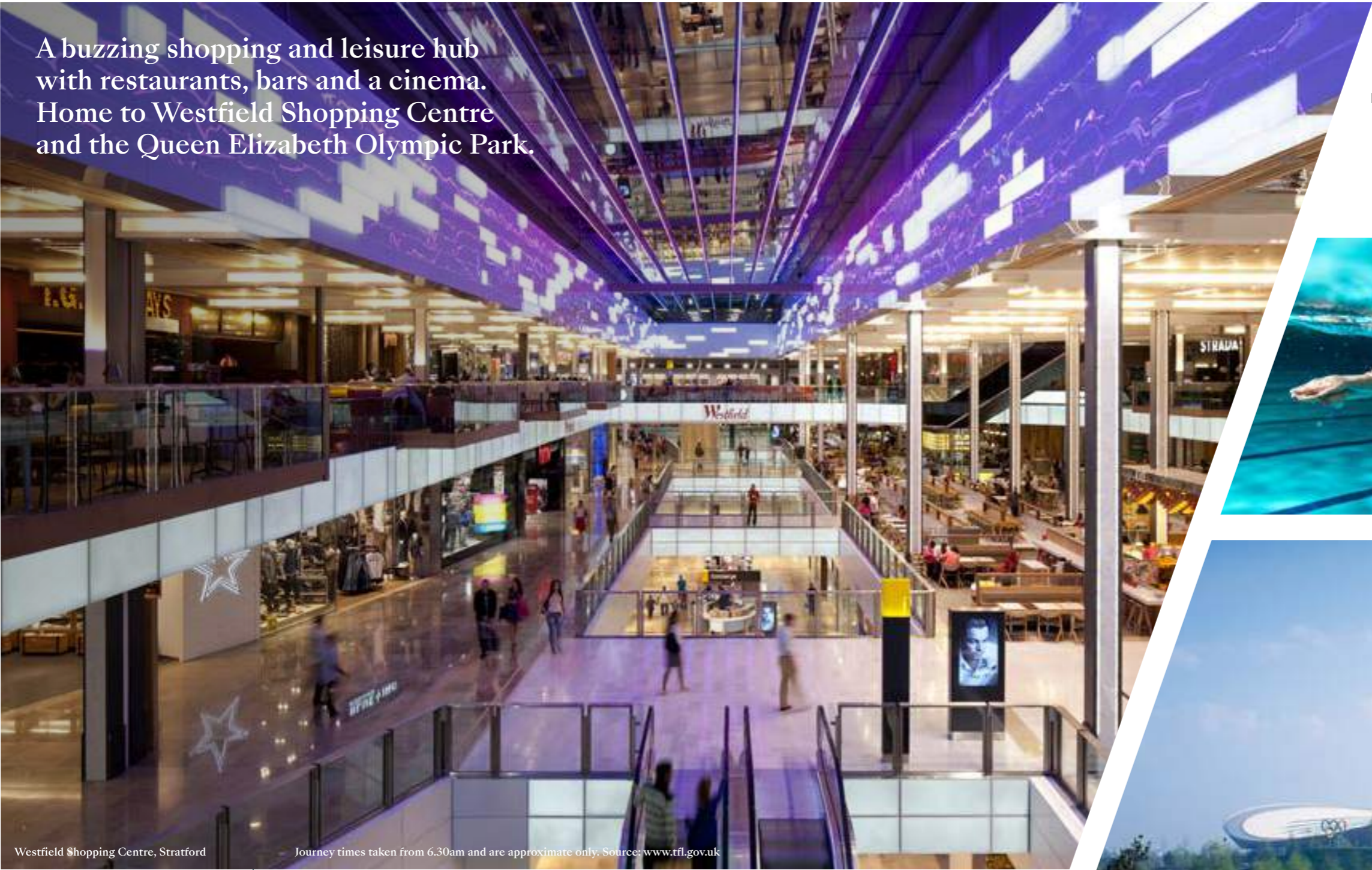
From your doorstep to your destination in minutes.

Wherever you need to go in London, you can be there quickly from TwelveTrees Park – just take one of the five nearby rail and tube lines. It makes getting to work, university, school or a relaxing day out at the shops, so simple and convenient.



Journey times taken from 6.30am and are approximate only. Source: www.tfl.gov.uk
*Crossrail expected 2021.

A buzzing shopping and leisure hub with restaurants, bars and a cinema. Home to Westfield Shopping Centre and the Queen Elizabeth Olympic Park.



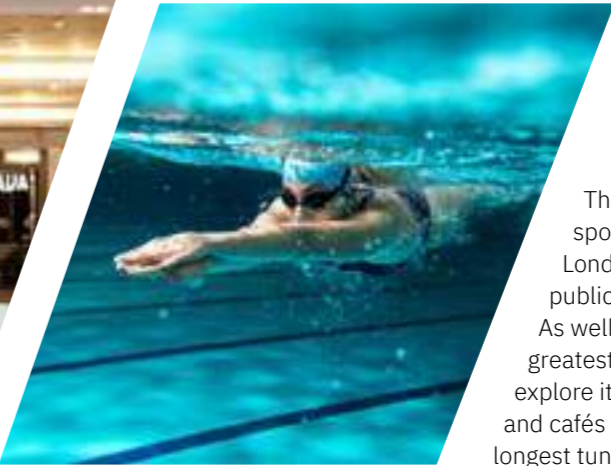
Westfield Shopping Centre, Stratford

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

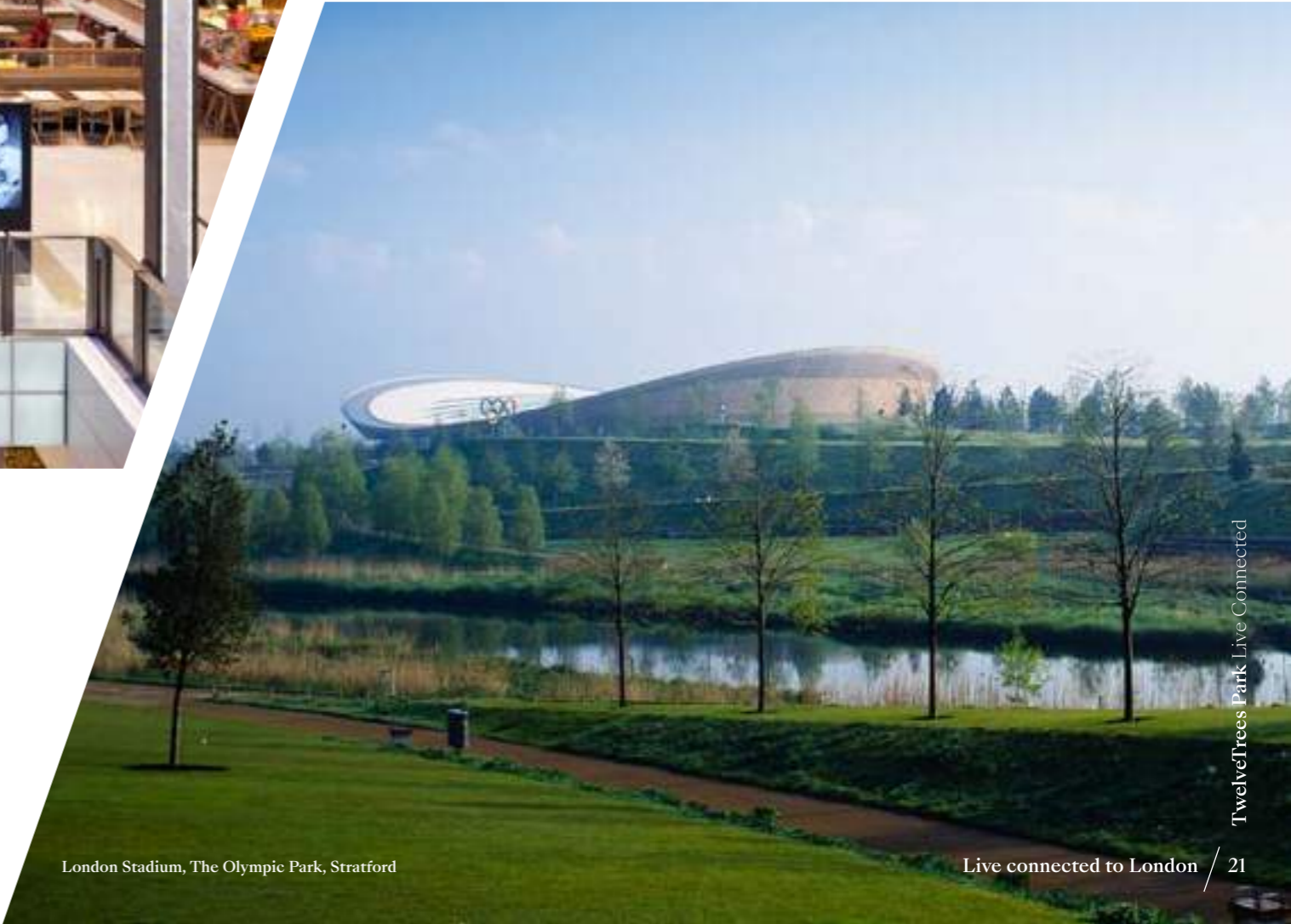
Shop, eat and drink

Breitling, Armani Exchange, Hugo Boss, Apple, Charles Tyrwhitt, Hotel Chocolat, Kiehls, Levi's, Bat and Ball, EAT, Five Guys, Rhythm Kitchen, Tossed. Plus many more...

Capture the spirit of 2012 at The Olympic Park



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.



London Stadium, The Olympic Park, Stratford



West Ham to

Stratford
3 Minutes

Indulge yourself at Westfield



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.



West Ham to

North Greenwich 4 Minutes

Make meaningful memories at the O2



One of London's premier sporting 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 – like browsing the Icon shopping outlet for high-end designer brands, or for a real adrenaline hit, climbing up the roof of the dome.

Eat, drink and be entertained

Ask Italian, By Chloe, Hotel Chocolat, Las Iguanas, Byron, Gaucho, Sticks 'n' Sushi, Tommy Hilfiger, Wasabi. Plus many more...

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



West Ham to

Canary Wharf 7 Minutes

Major business and finance centre employing around 105,000 people, expected to rise to 215,000 by 2031. Over 250 exclusive high-end shops across five malls, international cuisine and outdoor entertainment events are major attractions.

Source: Canary Wharf Group



West Ham to
Shoreditch
17 Minutes

The creative hub of East London boasts some of the best street art, vintage clothing shops, arthouse cinema, street food and clubs in the Capital.



West Ham to
Liverpool Street
16 Minutes

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 has panoramic views over the Capital.



West Ham to

Bond Street 22 Minutes

Glittering theatre, amazing galleries, museums and exclusive shopping. Bond Street has the highest density of haute couture fashion houses anywhere in the world.



West Ham to

Old Street (Tech City) 25 Minutes

The focus of IT and tech in the Capital, this major business centre also has a popular entertainment and nightlife scene.

Businesses

Cisco, Amazon, Adobe, Unilever, DeLoitte Digital, Inmarsat CBS, Farfetch, WeWork, Drakes, LK Bennett, Capco, Monzo Gorkana Group, Maxus, Rise London, R/GA.



WORLD-CLASS EDUCATION *at your fingertips*

Campuses of twelve of the top 100 UK universities, including the LSE, City University and UCL, can be reached within 30 minutes of TwelveTrees Park – a world-class education is at your fingertips.

Twelve of the top 100 UK universities
accessible within 30 minutes



Journey times taken from 6:30am from West Ham Station to the nearest station to the University and are approximate only.
Source: www.tfl.gov.uk

LIVE CONNECTED *to nature*

Lush, landscaped gardens and green spaces to feel relaxed and rejuvenated

Nature

Page 34 — Site plan

Page 36 — Nature in the city

Page 38 — Landscaping that brings the outdoors to life



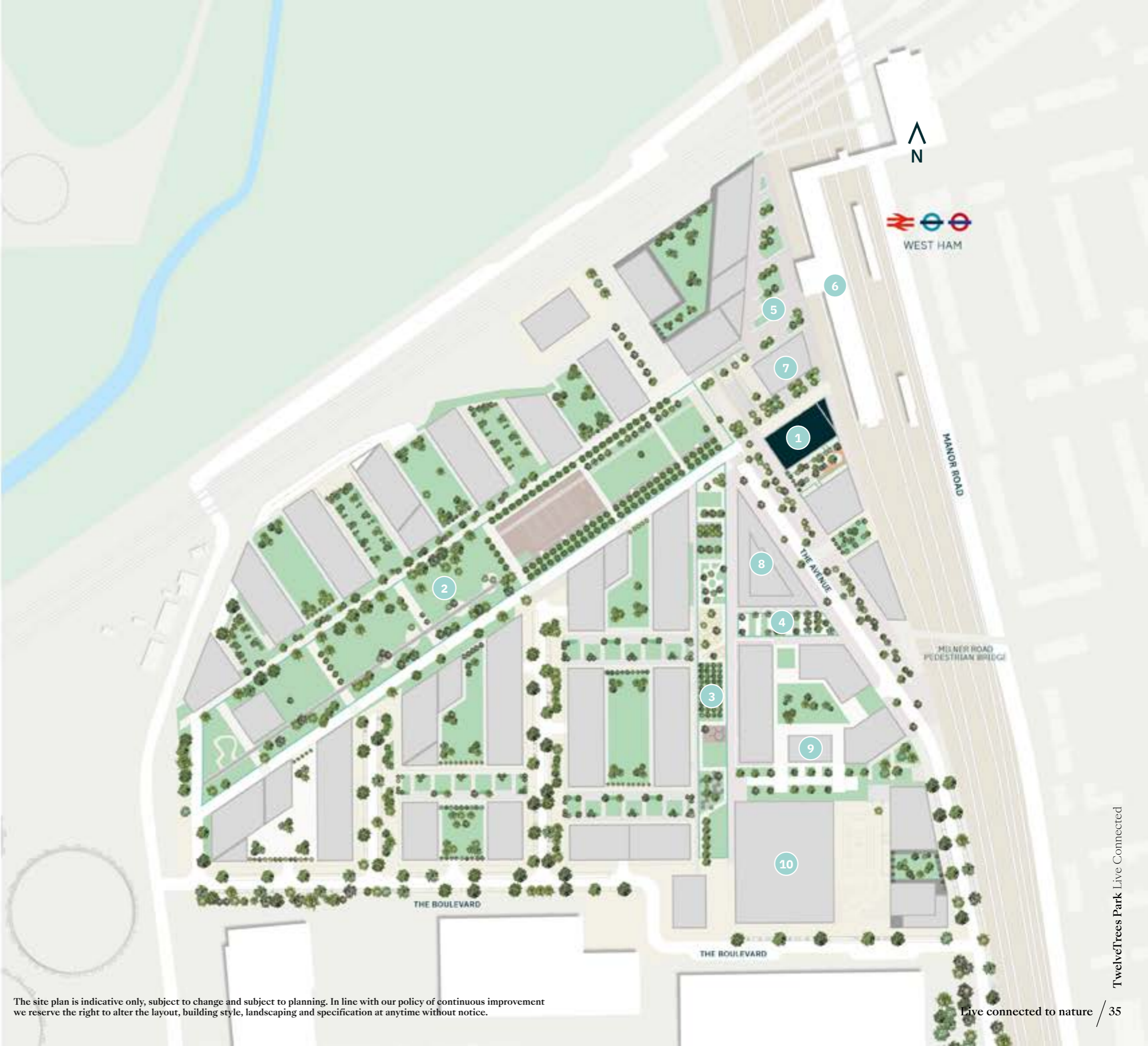
The park is where you
can enjoy picnics with
friends, work al fresco, take
summer strolls at dusk or
pilates in the open air



DESIGNED WITH PARKS *and open spaces at the heart*

The transformation of this part of the city into 12 acres of green open space, gardens and ecological habitats which bring residents closer to nature is one of the most exciting aspects of the development.

- 1 Evergreen Point
- 2 TwelveTrees Park
- 3 Science Garden
- 4 Community Garden
- 5 Public square leading to West Ham Station
- 6 Station connection
- 7 The hub
- 8 Office building
- 9 Office/workshop
- 10 East London Science School



The site plan is indicative only, subject to change and subject to planning. 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.

NATURE *in the city*

The aspiration for a truly unique green space

TwelveTrees Park celebrates the heritage and distinctive character of the area. Taking the site's context, history and culture as our reference points, we have created open spaces that frame views of local landmarks 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.

Park features

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 at 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



LANDSCAPING

that brings the outdoors to life

A stroll around TwelveTrees Park is an adventure. Follow the line of trees that form the spine of the park, along winding pathways past undulating lawns, flower beds and cooling water features, through woodland, an orchard and a sensory garden. Sit for a while on a shaded bench, or head to the games area for some vigorous fresh-air activity.

01

In Central Square, low-level flower beds and amazing sculptures frame a wide paved area where you will find seasonal markets, coffee stalls and street food vendors.



02

The most dramatic views across the park are from the Viewing Terrace – banked seating steps, softened by well-chosen planting and cascading water, that rise above the Piazza.

03

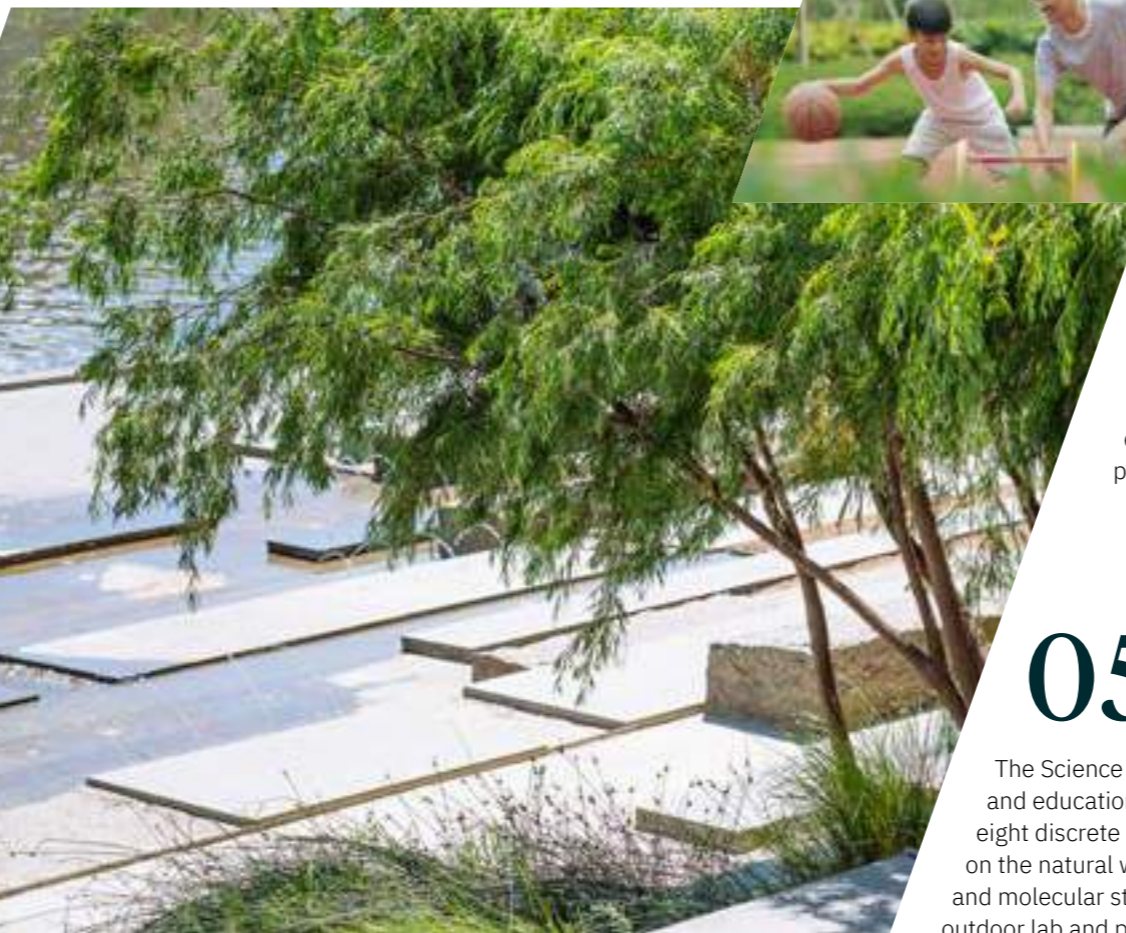
The Piazza is the focal point of community activities – such as festivals and film screenings. Waterjets that rise from granite paving form an exciting centrepiece.

04

Two double rows of trees line the lawns of TwelveTrees Park, where extensive sports and games areas provide play opportunities for all.

05

The Science Garden is a playful and educational area, where eight discrete spaces each focus on the natural world – from DNA and molecular structures to an outdoor lab and physics garden.



LIVE CONNECTED *to home*

Light and airy by day; cosy and comfortable by night. Welcome to your new home at TwelveTrees Park.

Home

Page 42 — The architects' vision

Page 44 — Inspired interior design



Computer generated image is indicative only and subject to change.
Ceiling detail including smoke detectors and building roof detail has not been included on these images.

THE ARCHITECTS' vision

“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



Computer generated image is indicative only and has been produced for planning purposes, the design of the park and buildings is subject to review and change.



Artist's impression, indicative only.

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.

INSPIRED INTERIOR *design*

*“A liveable interior makes life better.
We believe these interiors should be able
to age gracefully and to be enjoyed by
everyone who lives there.”*

Giacomo Ribolla, Director of Johnson Ribolla

1./

2./

3./

Modern, fresh interiors

Elegant and minimalist interiors at TwelveTrees Park are designed and crafted from enduring materials that will age beautifully. Engineered flooring; porcelain tiles; kitchen units in subtle, timeless colours; contemporary taps and sanitaryware. All finished to Berkeley's high standard of quality and attention to detail.

Specification

- 1./ Inspired by nature, engineered flooring brings warmth to the interiors.
- 2./ Soft tones of grey, ecru and white create a calming environment.
- 3./ A choice of four unique and modern colour palettes to chose from.

Computer generated image, indicative only, subject to change.

Living areas

Combined living/dining areas are light and airy, with a choice of three colours of engineered flooring. The perfect space to relax and truly be yourself.



Computer generated image is indicative only and subject to change.
Ceiling detail including smoke detectors and building roof detail has not been included on these images.

Kitchen

The heart of every home, kitchens at TwelveTrees Park are contemporary spaces where everything you need is within easy reach. Features include quartz worktops, ample cupboard space and quality appliances.



Bedrooms

This is your sanctuary, the place where you can kick back and stretch out after a hard day at work. Luxury soft carpet, built-in wardrobes, fixtures and fittings in restful neutral shades make the bedrooms oases of calm.



Computer generated image is indicative only and subject to change. Pendant lighting is not part of the base build specification, if required it will be at additional cost to the purchaser dependent on plot.

LIVE CONNECTED *to life*

Shopping, sports, entertainment –
the choice is (almost) endless.

Life

Page 54 – Facilities

Page 58 – The hub

Page 62 – On-site amenities



MAKING A
DIFFERENCE
to your life

Facilities

We work hard to understand which facilities will make an amazing difference to your life, whether you're a busy working parent, studying for long hours, or want to get out and meet new friends, you'll find everything right here. Shops for everyday necessities, commercial space for businesses, a Science School that specialises in STEM (science, technology, engineering and maths) and a 24-hour concierge service, all in the heart of TwelveTrees Park.

Computer generated image of the residents' lounge, indicative only and subject to change, design and layout pending review.



Computer generated image of the gym, indicative only and subject to change, design and layout pending review.



Computer generated image of the screening room, indicative only and subject to change, design and layout pending review.



Computer generated image of the business space, indicative only and subject to change, design and layout pending review.

Amenities here for *your* convenience

Imagine having a gym on your doorstep – how much more motivated would you be to keep fit? Or having a screening room on site? A fantastic range of amenities are available for you, including a fitness suite and screening room, residents' lounge and modern business space.

THE HUB



Computer generated image from initial planning application, subject to design review and change.

The hub is where community life happens, friends and neighbours meet and events bring people together.

Meet friends or catch up on work over a coffee.



The hub is the vital beating heart of the community, where friends and neighbours really come together. Berkeley is committed to creating sustainable communities on every development, from the moment the first residents move in, and supports resident-led activities that break the ice.



Berkeley are experts in placemaking and curating events and activities that bring the community together.



Grab a quick bite or linger over brunch in one of the restaurants.



A great place to meet
family & friends or to
relax and enjoy the
beautiful green space
at TwelveTrees Park



ON-SITE *amenities*

*“Creating great places where residents
enjoy a good quality of life, now and
in the future.”*



With the equivalent of 65 tennis courts worth of retail and commercial space located on the development, TwelveTrees Park will be a dynamic new place to meet, socialise and enjoy.

From the convenience of a local supermarket to somewhere a little more special for the occasions in your life, the variety and quality of retailers will be incredible.

LIVE CONNECTED *to your space*

Fresh, modern, exciting -
homes designed for your life.

Your space

- Page 66 — Floorplates - Facilities
- Page 70 — Floorplates
- Page 78 — Floorplans
- Page 90 — Your choice of finishes
- Page 100 — Specification

Computer generated image, indicative only, subject to change.



GROUND FLOOR - FACILITIES *Gym*



Floors	
Floor 32	
Floor 31	
Floor 30	
Floor 29	
Floor 28	
Floor 27	
Floor 26	
Floor 25	
Floor 24	
Floor 23	
Floor 22	
Floor 21	
Floor 20	
Floor 19	
Floor 18	
Floor 17	
Floor 16	
Floor 15	
Floor 14	
Floor 13	
Floor 12	
Floor 11	
Floor 10	
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Floor 06	
Floor 05	
Floor 04	
Floor 03	
Floor 02	
Floor 01	
Ground	

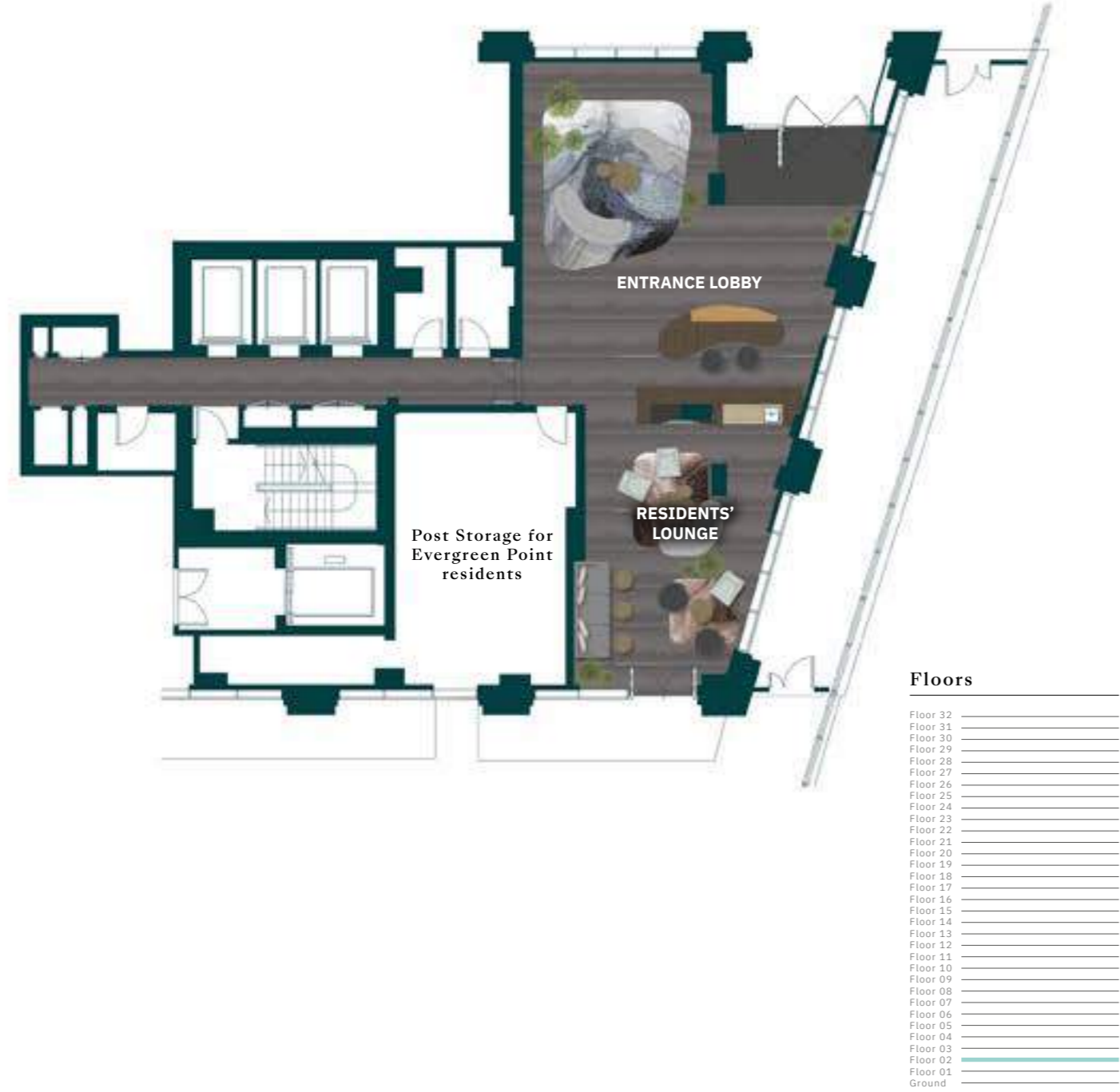


Computer generated image is indicative only and subject to change, design and layout pending review.

FLOOR 02 - FACILITIES

Entrance lobby and residents' lounge

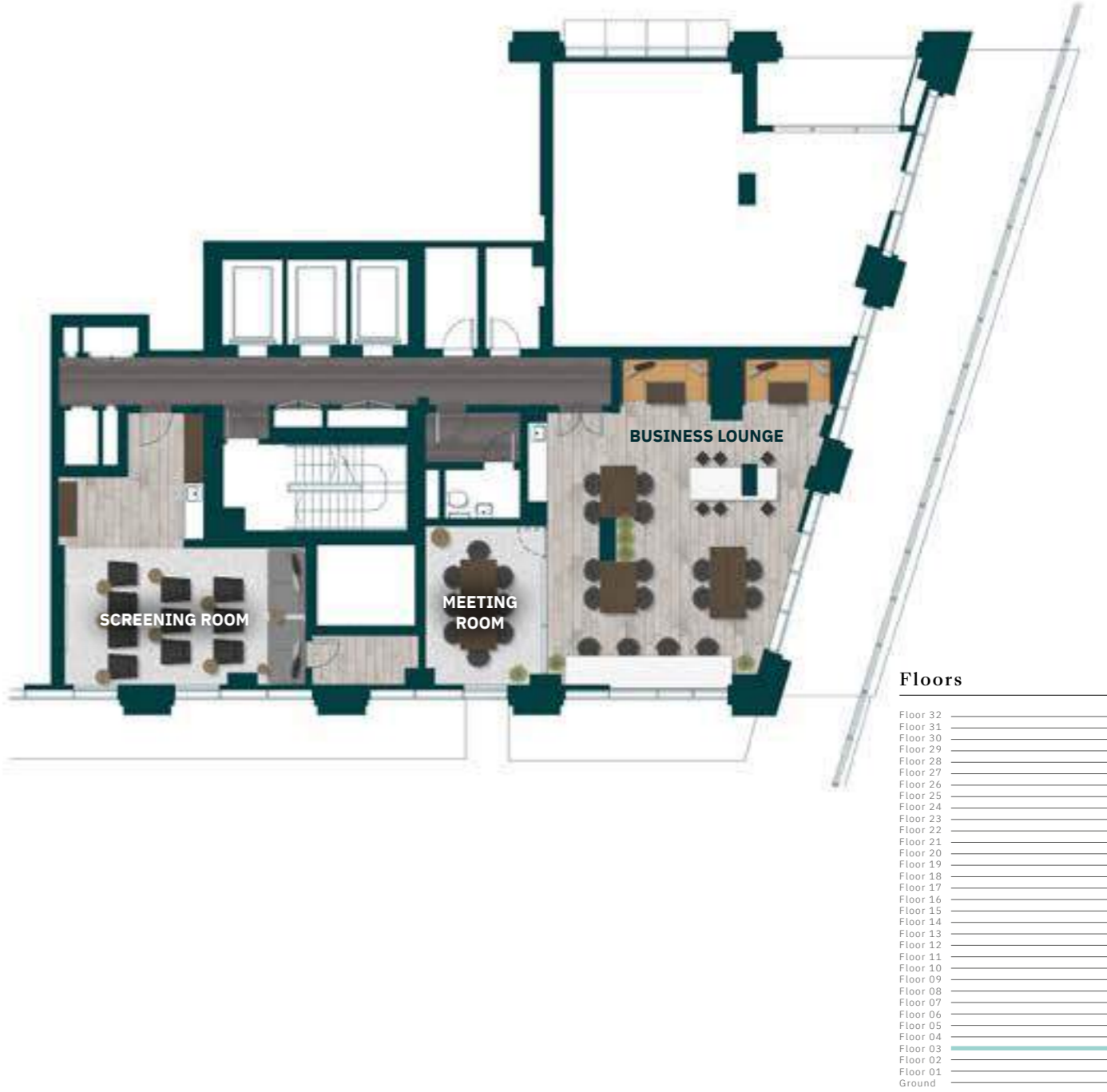
Level access from the station is at Level 2.



Floors
Floor 32
Floor 31
Floor 30
Floor 29
Floor 28
Floor 27
Floor 26
Floor 25
Floor 24
Floor 23
Floor 22
Floor 21
Floor 20
Floor 19
Floor 18
Floor 17
Floor 16
Floor 15
Floor 14
Floor 13
Floor 12
Floor 11
Floor 10
Floor 09
Floor 08
Floor 07
Floor 06
Floor 05
Floor 04
Floor 03
Floor 02
Floor 01
Ground

FLOOR 03 - FACILITIES

Screening room and business lounge



Floors
Floor 32
Floor 31
Floor 30
Floor 29
Floor 28
Floor 27
Floor 26
Floor 25
Floor 24
Floor 23
Floor 22
Floor 21
Floor 20
Floor 19
Floor 18
Floor 17
Floor 16
Floor 15
Floor 14
Floor 13
Floor 12
Floor 11
Floor 10
Floor 09
Floor 08
Floor 07
Floor 06
Floor 05
Floor 04
Floor 03
Floor 02
Floor 01
Ground

FLOORPLATES

Floors 04-09



Apartments 04.01 - 09.01	
57.3 sq m	616 sq ft
Apartments 04.02 - 09.02	
86.8 sq m	934 sq ft
Apartments 04.03 - 09.03	
59.9 sq m	644 sq ft
Apartments 04.04 - 09.04	
45.0 sq m	484 sq ft
Apartments 04.05 - 09.05	
58.6 sq m	630 sq ft
Apartments 04.06 - 09.06	
80.0 sq m	861 sq ft
Apartments 04.07 - 09.07	
94.6 sq m	1,018 sq ft
Apartments 04.08 - 09.08	
44.2 sq m	476 sq ft

Key	
	Studios
	Manhattan Suites
	1 Bedroom Apartments
	2 Bedroom Apartments
	3 Bedroom Apartments

FLOORPLATES

Floor 10



Apartment 10.01	57.3 sq m	616 sq ft
Apartment 10.02	55.4 sq m	596 sq ft
Apartment 10.03	82.6 sq m	889 sq ft
Apartment 10.04	58.6 sq m	630 sq ft
Apartment 10.05	80.0 sq m	861 sq ft
Apartment 10.06	94.6 sq m	1,018 sq ft
Apartment 10.07	44.2 sq m	476 sq ft

Key
Studios
Manhattan Suites
1 Bedroom Apartments
2 Bedroom Apartments
3 Bedroom Apartments

FLOORPLATES

Floors 11-17 & 19-31

Views to
The City



Views to
West Ham Park



EVERGREEN POINT



Apartments 11-17.01 & 19-31.01

57.3 sq m 616 sq ft

Apartments 11-17.02 & 19-31.02

64.5 sq m 694 sq ft

Apartments 11-17.03 & 19-31.03

82.6 sq m 889 sq ft

Apartments 11-17.04 & 19-31.04

58.6 sq m 630 sq ft

Apartments 11-17.05 & 19-31.05

80.0 sq m 861 sq ft

Apartments 11-17.06 & 19-31.06

94.6 sq m 1,018 sq ft

Apartments 11-17.07 & 19-31.07

44.2 sq m 476 sq ft

Key

- Studios
- Manhattan Suites
- 1 Bedroom Apartments
- 2 Bedroom Apartments
- 3 Bedroom Apartments

Views to
Canary Wharf



FLOORPLATES

Floor 18



Apartment 18.01	
57.3 sq m	616 sq ft
Apartment 18.02	
64.5 sq m	694 sq ft
Apartment 18.03	
82.6 sq m	889 sq ft
Apartment 18.04	
58.6 sq m	630 sq ft
Apartment 18.05	
80.0 sq m	861 sq ft
Apartment 18.06	
94.6 sq m	1,018 sq ft

Key	
Studios	
Manhattan Suites	
1 Bedroom Apartments	
2 Bedroom Apartments	
3 Bedroom Apartments	

Manhattan Suite

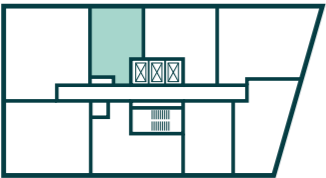
Floors: 04-17 & 19-31
Apartments: 04-08 to 09-08, 10-07 to 17-07, 19-07 to 31-07



Floors	Key
Floor 32	► Measurement Points
Floor 31	C Cupboard
Floor 30	U Utility Cupboard
Floor 29	W Wardrobe
Floor 28	
Floor 27	
Floor 26	
Floor 25	
Floor 24	
Floor 23	
Floor 22	
Floor 21	
Floor 20	
Floor 19	
Floor 18	
Floor 17	
Floor 16	
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Floor 14	
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Floor 12	
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Floor 10	
Floor 09	
Floor 08	
Floor 07	
Floor 06	
Floor 05	
Floor 04	
Floor 03	
Floor 02	
Floor 01	
Ground	

Floorplate

Floor 04 Shown



Total Area	44.2 sq m	476 sq ft
Kitchen/Living/Dining	3.00m x 5.53m	9'10" x 18'1"
Bedroom	2.84m x 4.18m	9'3" x 13'8"

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.

Studio

Floors: 04-09
Apartments: 04-04 to 09-04



Floors	Key
Floor 32	► Measurement Points
Floor 31	C Cupboard
Floor 30	U Utility Cupboard
Floor 29	W Wardrobe
Floor 28	
Floor 27	
Floor 26	
Floor 25	
Floor 24	
Floor 23	
Floor 22	
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Floor 05	
Floor 04	
Floor 03	
Floor 02	
Floor 01	
Ground	

Floorplate

Floor 04 Shown



Total Area	45.0 sq m	484 sq ft
Kitchen/Living/Dining	5.41m x 2.95m	17'9" x 9'8"
Bedroom	3.36m x 3.15m	11'0" x 10'4"

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One Bedroom Apartment Type 1

Floors: 04-31
Apartments: 04-01 to 31-01

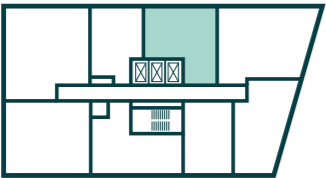


Floors	Key
Floor 32	► Measurement Points
Floor 31	C Cupboard
Floor 30	U Utility Cupboard
Floor 29	W Wardrobe
Floor 28	
Floor 27	
Floor 26	
Floor 25	
Floor 24	
Floor 23	
Floor 22	
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Floor 03	
Floor 02	
Floor 01	
Ground	

Total Area	57.3 sq m	616 sq ft
Kitchen	3.65m x 2.20m	11'11" x 7'2"
Living/Dining	4.86m x 3.33m	15'11" x 10'11"
Bedroom	3.35m x 4.50m	10'11" x 14'9"

Floorplate

Floor 04 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. 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.

One Bedroom Apartment Type 2

Floors: 04-31
Apartments: 04-05 to 09-05, 10-04 to 31-04



Floors	Key
Floor 32	► Measurement Points
Floor 31	C Cupboard
Floor 30	U Utility Cupboard
Floor 29	W Wardrobe
Floor 28	
Floor 27	
Floor 26	
Floor 25	
Floor 24	
Floor 23	
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Floor 19	
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Floor 07	
Floor 06	
Floor 05	
Floor 04	
Floor 03	
Floor 02	
Floor 01	
Ground	

Total Area	58.6 sq m	630 sq ft
Kitchen	3.05m x 2.47m	10'0" x 8'1"
Living/Dining	7.29m x 4.20m	23'11" x 13'9"
Bedroom	3.32m x 3.95m	10'10" x 12'11"

Floorplate

Floor 04 Shown



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One Bedroom Apartment Type 3

Floors: 04-09
Apartments: 04-03 to 09-03



Floors

- Floor 32
- Floor 31
- Floor 30
- Floor 29
- Floor 28
- Floor 27
- Floor 26
- Floor 25
- Floor 24
- Floor 23
- Floor 22
- Floor 21
- Floor 20
- Floor 19
- Floor 18
- Floor 17
- Floor 16
- Floor 15
- Floor 14
- Floor 13
- Floor 12
- Floor 11
- Floor 10
- Floor 09
- Floor 08
- Floor 07
- Floor 06
- Floor 05
- Floor 04
- Floor 03
- Floor 02
- Floor 01
- Ground

Key

- Measurement Points
- C Cupboard
- U Utility Cupboard
- W Wardrobe

Total Area

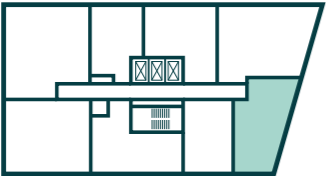
59.9 sq m

644 sq ft

Kitchen	2.24m x 2.79m	7'4" x 9'1"
Living/Dining	4.96m x 5.53m	16'3" x 18'2"
Bedroom	3.13m x 5.03m	10'3" x 16'6"

Floorplate

Floor 04 Shown



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One Bedroom Apartment Type 4

Floors: 11-31
Apartments: 11-02 to 31-02



Floors

- Floor 32
- Floor 31
- Floor 30
- Floor 29
- Floor 28
- Floor 27
- Floor 26
- Floor 25
- Floor 24
- Floor 23
- Floor 22
- Floor 21
- Floor 20
- Floor 19
- Floor 18
- Floor 17
- Floor 16
- Floor 15
- Floor 14
- Floor 13
- Floor 12
- Floor 11
- Floor 10
- Floor 09
- Floor 08
- Floor 07
- Floor 06
- Floor 05
- Floor 04
- Floor 03
- Floor 02
- Floor 01
- Ground

Key

- Measurement Points
- C Cupboard
- U Utility Cupboard
- W Wardrobe

Floorplate

Floor 11 Shown



Total Area

64.5 sq m

694 sq ft

Kitchen	2.20m x 3.50m	7'2" x 11'5"
Living/Dining	6.14m x 6.11m	20'1" x 20'0"
Bedroom	2.75m x 4.36m	9'0" x 14'3"

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One Bedroom Apartment Type 5

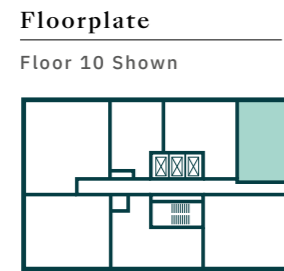


Floor: 10
Apartment: 10-02

Floors
Floor 32
Floor 31
Floor 30
Floor 29
Floor 28
Floor 27
Floor 26
Floor 25
Floor 24
Floor 23
Floor 22
Floor 21
Floor 20
Floor 19
Floor 18
Floor 17
Floor 16
Floor 15
Floor 14
Floor 13
Floor 12
Floor 11
Floor 10
Floor 09
Floor 08
Floor 07
Floor 06
Floor 05
Floor 04
Floor 03
Floor 02
Floor 01
Ground

Key
► Measurement Points
C Cupboard
U Utility Cupboard
W Wardrobe

Total Area	55.4 sq m	592 sq ft
Kitchen	2.24m x 3.68m	7'4" x 12'0"
Living/Dining	6.14m x 4.54m	20'1" x 14'10"
Bedroom	2.75m x 4.46m	9'0" x 14'7"



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Two Bedroom Apartment Type 1

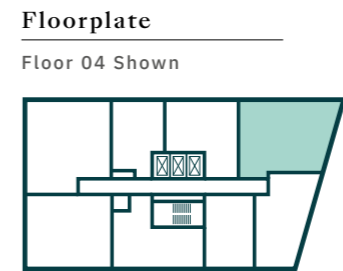


Floors: 04-09
Apartments: 04-02 to 09-02

Floors
Floor 32
Floor 31
Floor 30
Floor 29
Floor 28
Floor 27
Floor 26
Floor 25
Floor 24
Floor 23
Floor 22
Floor 21
Floor 20
Floor 19
Floor 18
Floor 17
Floor 16
Floor 15
Floor 14
Floor 13
Floor 12
Floor 11
Floor 10
Floor 09
Floor 08
Floor 07
Floor 06
Floor 05
Floor 04
Floor 03
Floor 02
Floor 01
Ground

Key
► Measurement Points
C Cupboard
U Utility Cupboard
W Wardrobe

Total Area	86.8 sq m	934 sq ft
Kitchen	3.33m x 2.42m	10'11" x 7'11"
Living/Dining	5.21m x 5.57m	17'1" x 18'3"
Bedroom 1	3.21m x 5.00m	10'6" x 16'4"
Bedroom 2	2.88m x 4.34m	9'5" x 14'2"



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Two Bedroom Apartment Type 2

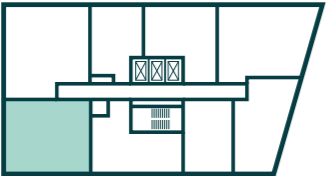
Floors: 04-31
Apartments: 04-06 to 09-06, 10-05 to 31-05



Floors	Key
Floor 32	► Measurement Points
Floor 31	C Cupboard
Floor 30	U Utility Cupboard
Floor 29	W Wardrobe
Floor 28	
Floor 27	
Floor 26	
Floor 25	
Floor 24	
Floor 23	
Floor 22	
Floor 21	
Floor 20	
Floor 19	
Floor 18	
Floor 17	
Floor 16	
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Floor 06	
Floor 05	
Floor 04	
Floor 03	
Floor 02	
Floor 01	
Ground	

Floorplate

Floor 04 Shown



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Two Bedroom Apartment Type 3

Floors: 10-31
Apartments: 10-03 to 31-03



Floors	Key
Floor 32	► Measurement Points
Floor 31	C Cupboard
Floor 30	U Utility Cupboard
Floor 29	W Wardrobe
Floor 28	
Floor 27	
Floor 26	
Floor 25	
Floor 24	
Floor 23	
Floor 22	
Floor 21	
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Floor 12	
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Floor 06	
Floor 05	
Floor 04	
Floor 03	
Floor 02	
Floor 01	
Ground	

Floorplate

Floor 10 Shown



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Three Bedroom Apartment

Floors: 04-31
Apartments: 04-07 to 09-07,
10-06 to 31-06



Floors

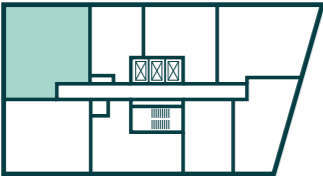
- Floor 32
- Floor 31
- Floor 30
- Floor 29
- Floor 28
- Floor 27
- Floor 26
- Floor 25
- Floor 24
- Floor 23
- Floor 22
- Floor 21
- Floor 20
- Floor 19
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- Floor 05
- Floor 04
- Floor 03
- Floor 02
- Floor 01
- Ground

Key

- Measurement Points
- C Cupboard
- U Utility Cupboard
- W Wardrobe

Floorplate

Floor 04 Shown



Total Area

	94.6 sq m	1,018 sq ft
Kitchen	3.58m x 3.14m	11'8" x 10'2"
Living/Dining	3.96m x 4.13m	12'11" x 13'6"
Bedroom 1	3.28m x 3.21m	10'9" x 10'6"
Bedroom 2	2.75m x 4.71m	9'0" x 15'5"
Bedroom 3	2.75m x 3.00m	9'0" x 9'10"

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Computer generated image, indicative only, subject to change.



Computer generated image, indicative only, subject to change.

YOUR CHOICE *of finishes*

Stylishly smart. Cool and calming. Fresh and dynamic. Your choice of interiors at TwelveTrees Park allows you to create a look of understated elegance, tailored to your individual tastes.

Maple

On-trend shades of fumed oak and grey-white kitchen cabinets complement the white washed oak floor and veined quartz splashback. Bathrooms feature stand-out contrasting dark and light porcelain tiles and black metal feature lights.

Birch

Veined quartz worktops, cupboard doors in grey-white finish, and concealed lighting make the kitchen a warm, inviting space. Bathrooms feature stone-effect tiles to walls and floors, circular wall lights and contemporary brassware.

Sage

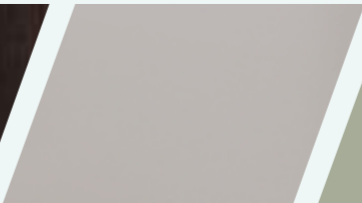
Lighter tones of sage and off-white are paired with stainless chrome feature handles. Bathrooms are finished with handmade-effect ceramic wall tiles over the vanity unit and feature a convenient recessed niche in the bath area.

Juniper

Kitchens feature bright white walls with navy blue cabinets and white washed oak laminate floor. Bathrooms are wholly contemporary with handmade-effect ceramic tiles and black brassware.



Maple



Birch



Sage



Juniper



Maple

Natural-effect finishes include fumed oak cabinet doors, white washed oak floors, and veined quartz. Tonal colours range from bright white to dark chocolate.



Computer generated image, indicative only, subject to change.

Maple

Pale porcelain floor and dark porcelain tiles to upper walls with a niche in bath area. Fully tiled vanity unit with chrome brassware and a black metal feature light.



Computer generated image, indicative only, subject to change.



Birch

Warm grey and soft mid-tone oak blend harmoniously in these bright, inviting kitchens. Veined quartz adds subtle patterning and interest.



Computer generated image, indicative only, subject to change.

Birch

An ecru porcelain floor and pale porcelain tiles to upper walls with a niche in bath area. Fully tiled vanity unit with chrome brassware and a chrome feature light.



Computer generated image, indicative only, subject to change.



Sage

Panelled base cabinet doors in sage green perfectly complement flush wall-mounted cabinets in off-white. The result is calming, airy and fresh.



Computer generated image, indicative only, subject to change.

Sage

Porcelain floor and wall tiles with a niche in bath area. Handmade-effect ceramic wall tiles over a vanity unit with black oak panelling and a black quartz top. Black metal framing to mirror cabinet with black brassware and a black metal feature light.



Computer generated image, indicative only, subject to change.



Juniper

Contrasting colours – deep navy blue, light oak, off-white – create a dynamic and totally contemporary look for this kitchen interior with black feature handles.



Computer generated image, indicative only, subject to change.

Juniper

Porcelain floor and wall tiles with a niche in bath area. Handmade-effect ceramic wall tiles in a sage green over a vanity unit with black oak panelling and a black quartz top. Black metal framing to mirror cabinet with black brassware and a black metal feature light.



Computer generated image, indicative only, subject to change.

Specification

Kitchens

- / Bespoke design kitchens in a choice of finish combinations*
- / Custom designed cupboards including concealed refuse and recycling storage
- / All worktops and splashbacks in Quartz
- / Stainless steel sink featuring single-lever mixer tap set in stainless steel
- / Bosch integrated stainless steel oven*
- / Bosch integrated microwave oven in two and three bedroom apartments*
- / Bosch touch-control induction hob*
- / Cooker hood (built-in)
- / Bosch fully integrated multifunction dishwasher*
- / Bosch integrated fridge freezer. Suites have integrated undercounter fridge with ice box.*
- / Engineered flooring in a choice of colour palettes (colour palettes cannot be combined)
- / LED lighting underneath wall-mounted cupboards

Bathrooms

- / White ceramic WC with soft-close lid and dual-flush plate
- / White ceramic semi-recessed wash basin with mixer
- / Heated towel rail
- / White bathtub where layout allows
- / Riser shower head with separate hand held shower
- / Glass shower screen
- / Wall-mounted tissue holder and robe hook in chrome or black
- / Bespoke mirrored cabinet with shaver socket and feature lighting
- / Porcelain tiled walls in a choice of colour palettes
- / Porcelain tile flooring in a choice of colour palettes

* Information correct at time of printing. Subject to change.



Ensuites

- / White ceramic WC with soft-close lid and dual-flush plate
- / White ceramic semi-recessed wash basin with mixer
- / Wall-mounted tissue holder and robe hook in chrome or black
- / Bespoke mirrored cabinet with shaver socket and feature lighting
- / Heated towel rail
- / Ceiling mounted shower head and separate hand held mixer
- / Fully enclosed glass shower screen with door
- / Porcelain tiled walls in a choice of colour palettes
- / Porcelain tile flooring in a choice of colour palettes
- / Three bedroom apartments have two ensuites, one with a shower and one with a bath

Utility Cupboard

- / Free-standing washer/dryer
- / Mechanical Ventilation with Heat Recovery (MVHR)
- / Heat Interface Unit to provide hot water and heating

Interior Finishes

- / Multi-point locking secured by design, timber-veneered front door with apartment number, letterbox and spyhole
- / Engineered flooring throughout living areas and hallways in chosen colour palette
- / Skirting in white painted finish
- / Carpet in chosen colour palette to floor in master suite, bedrooms and dressing areas
- / Brushed stainless steel door lever furniture throughout internal doors
- / Bespoke wardrobes with sliding or hinged doors with lighting to wardrobes in the master suite and selected bedrooms (Refer to individual floor plans)
- / Opening windows (Refer to individual floor plans)

Computer generated images, indicative only, subject to change.

Specification

Common Areas

- / Bespoke concierge desk to entrance lobby
- / Porcelain tiled floor to entrance lobby
- / Carpeting to residential corridors
- / Timber and mirror clad lifts with feature lighting provide access to all apartments
- / Veneered entrance door

External Finishes

- / Combination of full height doors and openable windows

Electrical Fittings

- / Brushed stainless steel or white socket outlets and isolator switching plates throughout
- / LED recessed downlighting throughout
- / Pre-constructed wire ways for wall-hung TV to living rooms and bedrooms with data network enabling interface and other home entertainment devices*

Heating

- / Radiator heating throughout apartment with Nest Thermostat

Telecommunications

- / Wiring for satellite/cable and terrestrial Freeview television
- / TV outlet to living area and all bedrooms
- / Telephone outlet with broadband capability to living area and all bedrooms
- / Fibre optic infrastructure to all apartments

Security and Peace of Mind

- / 24-hour concierge service
- / CCTV to ground floor entrances and common areas
- / Access to apartments via video door entry and electronic access to common areas via a key fob
- / Mains supply heat/smoke detector with battery back up to apartments linked to concierge
- / 10-year warranty

Car Parking

- / Access to car park via electronic entry system
- / Car parking spaces available by separate negotiation
- / Electric car charging points are available
- / Bicycle storage available
- / Car club available

* Information correct at time of printing. Subject to change.

Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. 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 time frames, availability and change. Colour options fall within four bespoke palettes; All sanitary ware comes in white, and all metalwork comes in a finish of polished chrome or black. One colour palette may be selected and will be installed throughout the apartment. Selection is subject to time frames. If a unit has not been reserved prior to fit out, default options will be chosen.



LIVE CONNECTED *to quality*

Experience Berkeley’s
commitment to quality and
rigorous attention to detail.

Quality

- Page 106 – The Berkeley difference
- Page 108 – Building exceptional places for people to live
- Page 110 – Sustainability
- Page 111 – A commitment to the future
- Page 113 – Designed for life
- Page 114 – Contact us



Computer generated image is indicative only and subject to change. Pendant lighting is not part of the base build specification, if required it will be at additional cost to the purchaser dependent on plot.

THE BERKELEY *difference*

The Berkeley Group is a business built on 40 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.



Attention to Detail

With 40 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.



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 – and the WhatHouse? Award for Housebuilder of the Year 2017.



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.

93% plan to remain a resident of Woodberry Down neighbourhood for a number of years.

98% overall, are satisfied with the local area as a place to live.

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.



After

SUSTAINABILITY

Berkeley seriously considers the impact on society and the environment with every new development. It sets and meets sustainability targets, and ensures these aspects are considered throughout the design and construction of our sites. The following are just some of the ways we are reducing our impact on the environment and improving the quality of life for our residents at TwelveTrees Park.

Enhancing Biodiversity

We aim to design landscapes which have a net gain for biodiversity, creating beautiful spaces for people and nature.

The linear park, living roofs and science gardens will provide a diverse habitat for local wildlife to enjoy.

Flowering and fruiting trees will provide valuable forage for pollinators such as bees and butterflies.

Sustainable Transport

We aim to include features to help residents to travel more sustainably, mitigate against poor air quality and improve health and wellbeing.

We provide secure cycle storage on site and electric vehicle charging to reduce reliance on petrol and diesel vehicles.

At TwelveTrees Park there are excellent public transport links including improved pedestrian access to West Ham station.

Enhancing Community

Everyone at TwelveTrees Park will have access to a community plan. This is a bespoke events programme designed to enable residents to meet one another and become involved in the community.

Activities and events will be held in the community space and public realm, for all to enjoy.

We take pride in building considerably. During construction the site is registered with the Considerate Constructors Scheme, ensuring minimal disturbance to the local area.

Job creation, learning and development are championed on our site through work with our supply chain as well as our in-house REACH apprenticeship scheme.

Sustainable Homes

Water and energy usage is minimised through efficient fixtures and fittings, such as water and energy efficient white goods, and LED lighting throughout.

The sustainability credentials of our materials are assessed, for example, all timber is sourced from well managed forests which are FSC or PEFC certified.

Integrated water management

Surface water is designed to be managed through the sustainable drainage system (SuDS), including biodiverse swales and rain gardens.

Blue roofs and green roofs provide attenuation, diverting surface water away from drains and decreasing the risk of localised flooding.

The irrigation of the landscaping has been designed to use rainwater harvesting, reducing stress on the potable water supply.

A COMMITMENT *to the future*

Over the years, the Berkeley Group has won many prestigious awards for the quality, design and sustainability of its developments. Our Vision is Berkeley's plan for the business, designed to raise standards higher still. We take our responsibilities towards our customers, the environment, the workforce and the communities in which we work very seriously.



Our Vision

To be a world-class business generating long-term value by creating successful, sustainable places where people aspire to live.

An exceptional customer experience

We aim to put customers at the heart of our decisions. Dedicated Sales Teams will provide exceptional service throughout the buying process, and teams will manage the customer relationship from exchange of contracts through to completion, delivery of the new home and after occupancy.

High quality homes

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 with high speed broadband - allowing access to a wealth of online entertainment.

Great places

We seek to create beautiful, successful places characterised by the quality of their design, external spaces, transport and access to jobs and amenities. These are places where people choose to live, work and spend their time and which directly encourage people's wellbeing and quality of life.

Efficient and considerate operations

We reduce the impact of the construction process on the local community by registering all of our sites with the Considerate Constructors Scheme. We set targets to reduce water, energy and waste. We work with our supply chain to ensure that high quality services and materials are consistently provided.

Commitment to people and safety

Safety is a high priority on all of our construction sites. We also aim to have a positive impact on society and enable young and unemployed people to get into work through our support of the Berkeley Foundation.

The Berkeley Foundation

The Berkeley Foundation is the independent grant-making foundation established by the Berkeley Group in March 2011.

It works in partnership with the voluntary sector and others to help young people in London, Birmingham and the South of England overcome barriers, improve their lives and build a fairer society. It does this primarily by funding high-quality frontline support for marginalised young people. Since its launch, the Foundation has committed over £18 million to more than 100 charities and worthy causes.

The Foundation's funds come from a variety of sources. To date, Berkeley Group employees have raised an amazing £5 million through fundraising events and Give As You Earn. External donations and support comes from Berkeley's supply chain and consultants. The Berkeley Group provides core funding and pays all the Foundation's overheads, which means that all money raised is spent on charitable activities.

In 2018/19, 65% of Berkeley staff got involved with the Foundation's work.



www.berkeleyfoundation.org.uk
www.berkeleygroup.co.uk



DESIGNED *for life*

Our customers are at the heart of all our decisions. We aim to understand their needs and consistently meet or exceed their expectations. The service we provide is professional, efficient and helpful to make the home buying process as straightforward and enjoyable as possible. Our levels of customer service aim to be comparable to other top brands.

Customer service is our priority

All our customers are provided with a commitment that when they buy a new home from Berkeley they can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that they will enjoy an exceptional customer experience. Each customer receives tailored information relating to their purchase and has a dedicated point of contact throughout the customer journey.

Green living and sustainable development is top of our agenda

As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods.

Quality is at the heart of everything we do

At Berkeley, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes. For extra peace of mind, in addition to the 10 year warranty all new homes receive, Berkeley operates a 2 year policy with dedicated Customer Service teams on hand 24 hours a day to deal with enquiries quickly and effectively.

Unparalleled choice of homes in the most sought after locations

As one of the UK's leading house builders, we are able to offer our customers an unrivalled choice of property location, size and type. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain's most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast – we build in the locations you want to live.

A commitment to creating sustainable communities

Berkeley's homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability. We aim to address the needs not only of our customers but their neighbours and the broader community of which they are part of. It is a long-term view: we want to create exceptional places for people to live, work and relax in, and build communities that will thrive today and for years to come.

**CONSUMER
CODE FOR
HOME BUILDERS**
www.consumercode.co.uk

Contact us

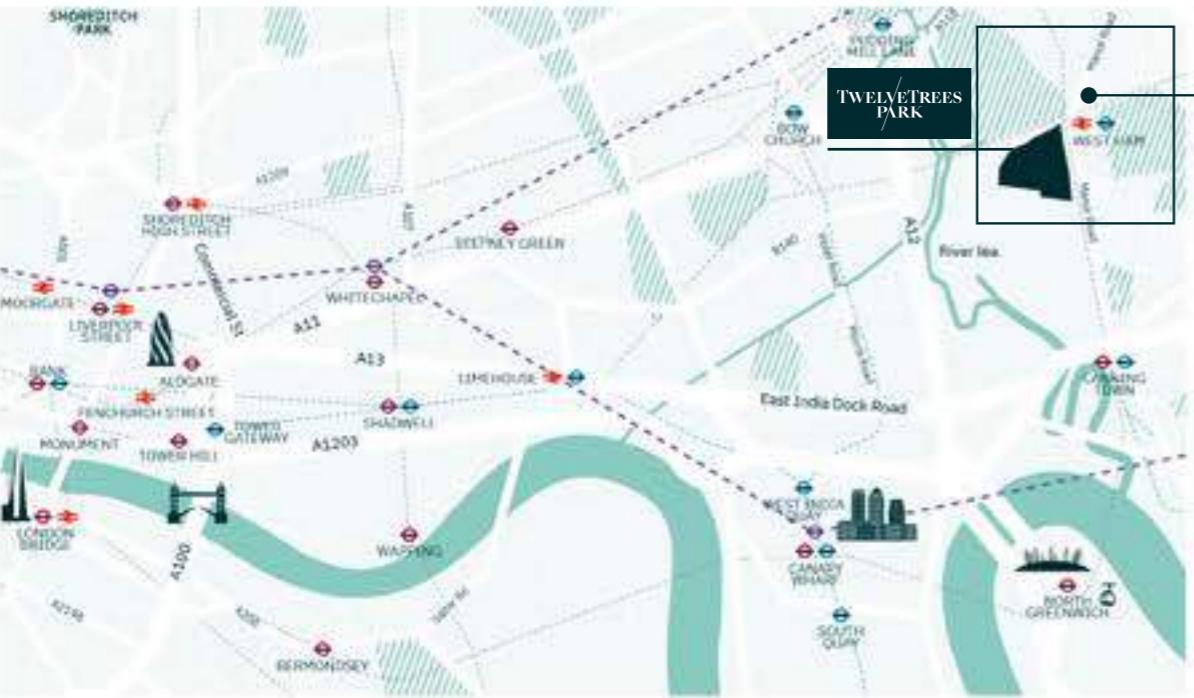
TwelveTrees Park is located adjacent to West Ham station in East London. Parking for the Sales & Marketing Suite is situated off Alan Hocken Way, London E15

Sales & Marketing Suite

Manor Road, London E15 3FQ

T: 0203 040 3280
E: TwelveTreesPark@berkeleygroup.co.uk
www.TwelveTreesPark.london

If you are driving and need a postcode for sat nav, please use E15 3AT



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 accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. 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. E491/05CA/1219

“Berkeley Homes and the Mayor of London are working in partnership to create fantastic new places and high quality housing for everyone to call home.”

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Berkeley
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