

TWELVE TREES PARK

L O N D O N E 1 6

B R I E F I N G P A C K

OUR VISION
2030
TRANSFORMING TOMORROW

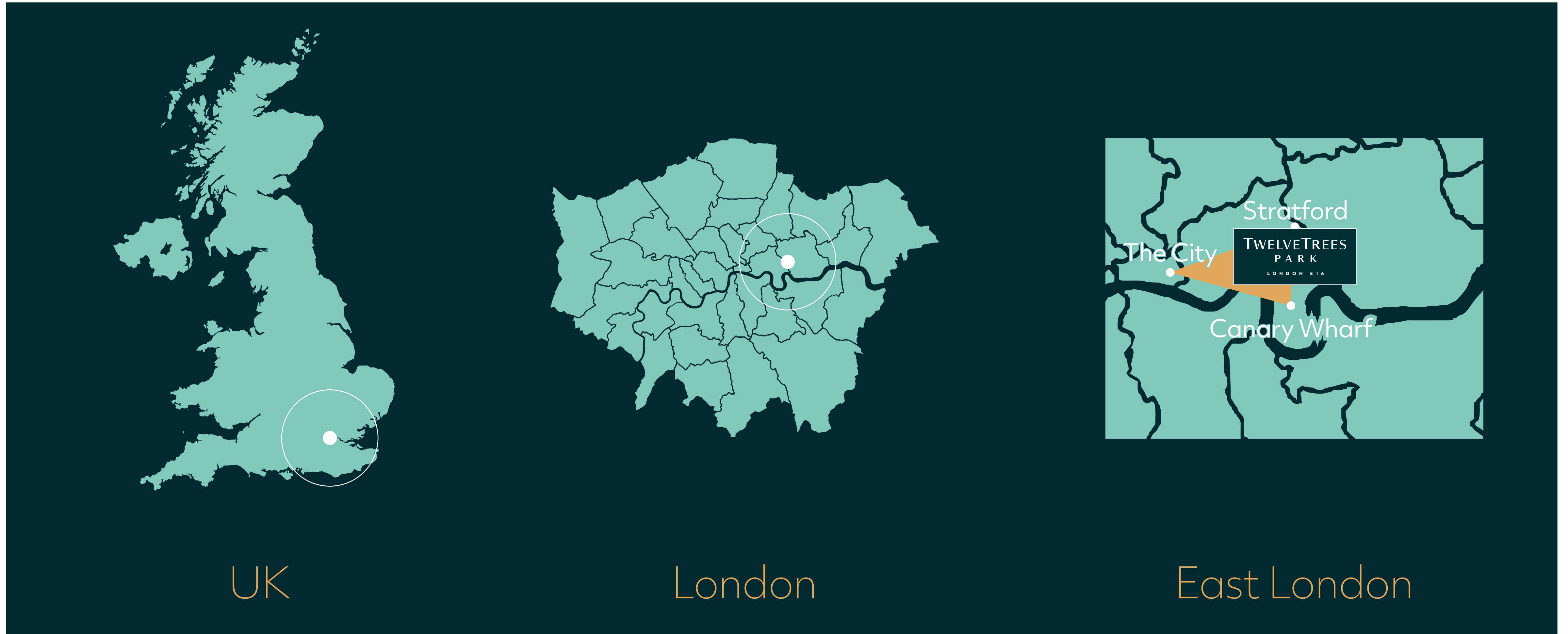


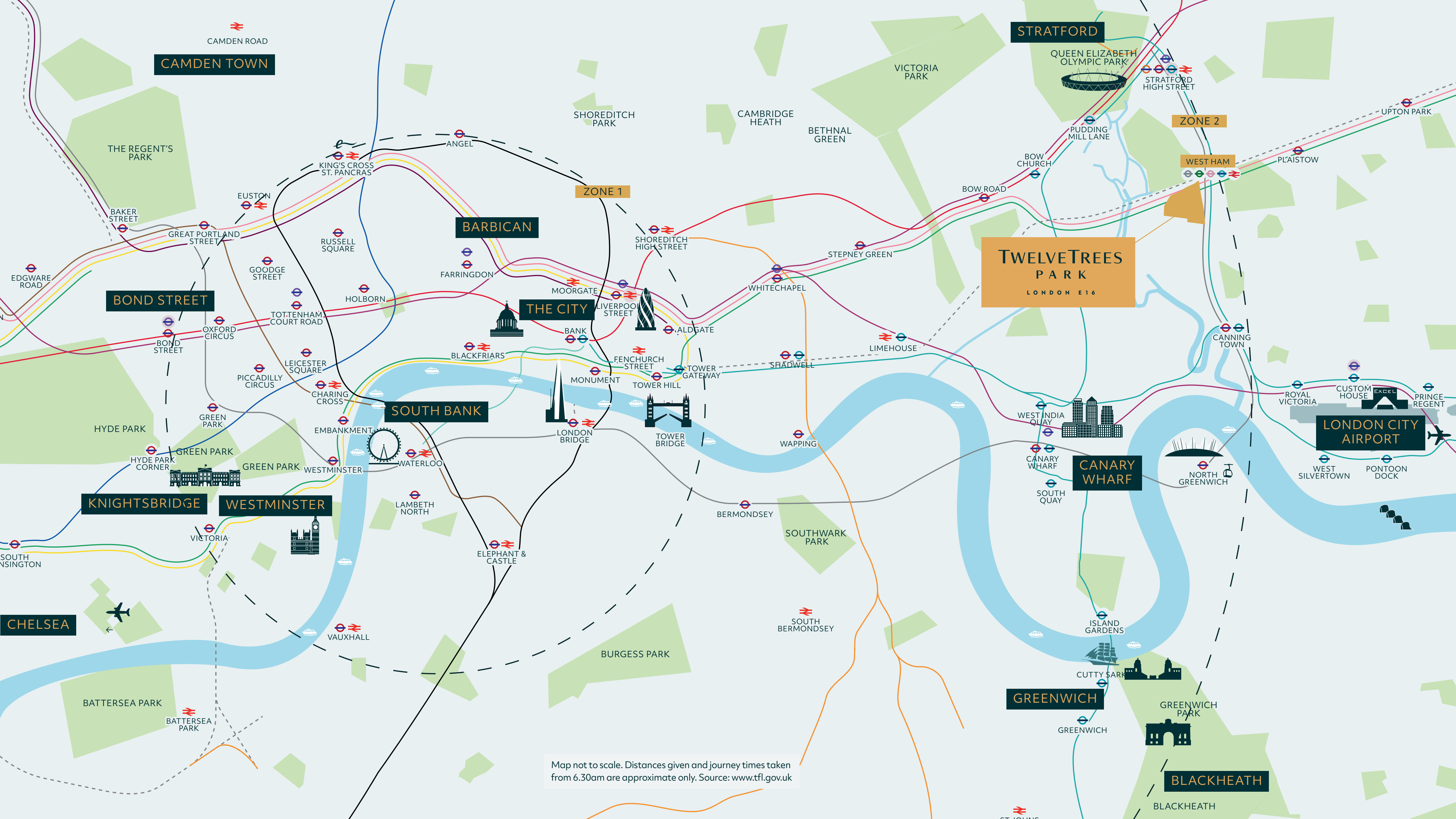
OCTOBER 2024

Berkeley
Designed for life



Where is TwelveTrees Park?





CAMDEN TOWN

STRATFORD

QUEEN ELIZABETH
OLYMPIC PARK

ZONE 2

WEST HAM

BARBICAN

THE CITY

TWELVE TREES
PARK
LONDON E16

SOUTH BANK

CANARY WHARF

LONDON CITY
AIRPORT

WESTMINSTER

KNIGHTSBRIDGE

CHELSEA

BLACKHEATH

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

TWELVETREES PARK

LONDON E16

Phase 1 of a 22 year
regeneration scheme

3,800 homes

Brand new development
station entrance

Only Berkeley scheme
to be delivering a new
development station
entrance

220,000 sqft of retail
and commercial space

70,000 sq ft
office hub

12 acres of green space

Brand new East London
Science school, for 1000
students, on site





A zone 2
regeneration
with exceptional
connections


Brand new
development station
entrance due 2026





CGI is indicative only and subject to change


Live Connected In Zone 2




- 

JUBILEE
- 

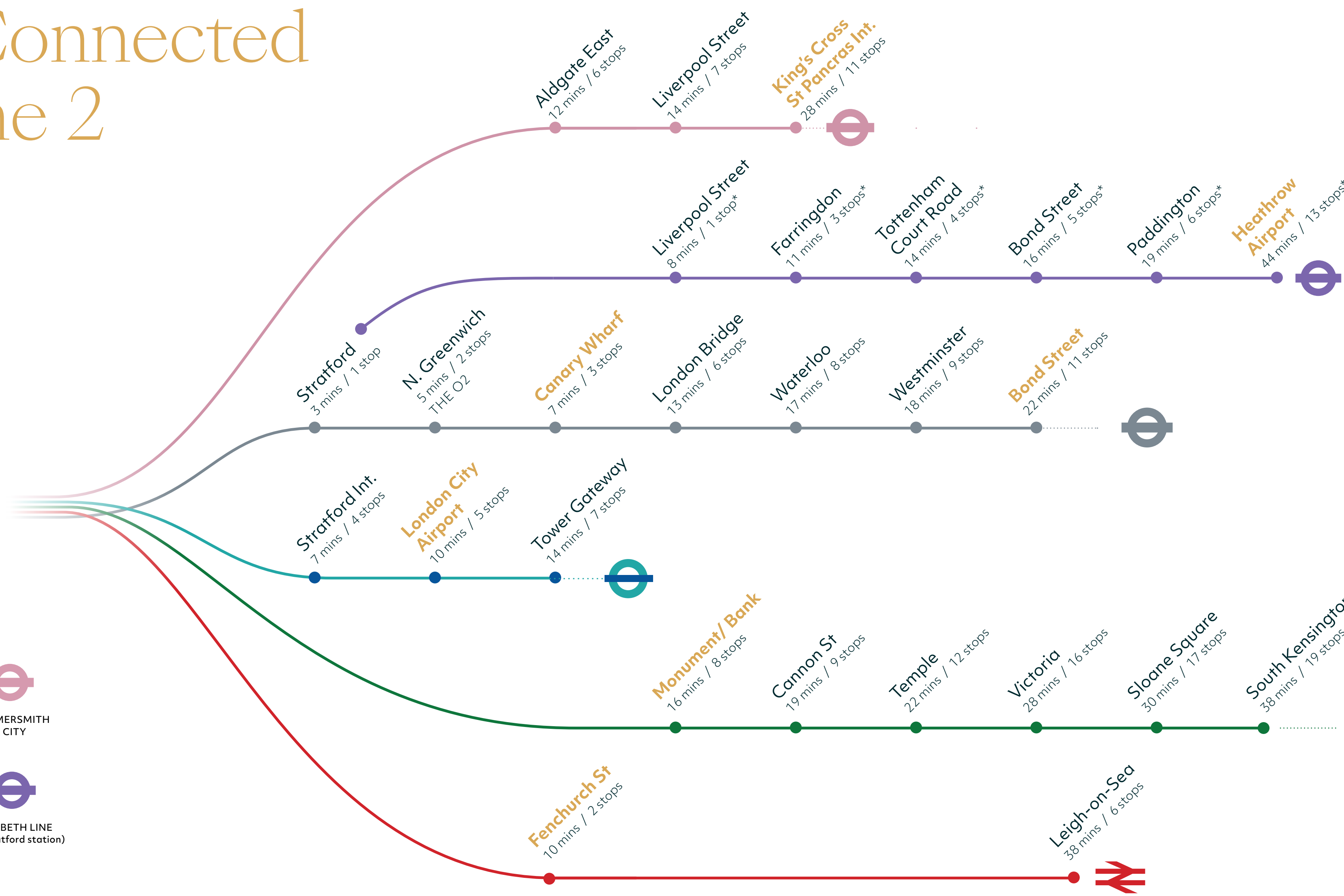
DISTRICT
- 

HAMMERSMITH
& CITY
- 

DLR
- 

C2C
- 

ELIZABETH LINE
(Via Stratford station)



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

City of London

10 mins / 2 stops

From the development station

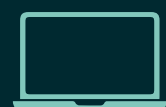


Bank & Monument stations serve 5 lines as well as the DLR, being the best connected station for the City of London, a historic and financial district within Greater London. With a wealth of high-end shops, stores and restaurants, Bank can be directly accessed from East India station.



Financial hub

The City of London is a global financial centre and houses the Bank of England and home to numerous financial institutions, including London Stock Exchange.



Employment

Working population of 615,000 with an average salary of approximately £112,000 pa.



Iconic skyline

The City boasts a distinctive skyline with a mix of modern skyscrapers and historic buildings such as The Gherkin, the Walkie-Talkie and the Shard.



Cultural centres

The City is home to cultural venues such as the Museum of London and the Barbican Centre, which hosts a range of events and performances.



History

The City of London has a history dating back over 2,000 years and has been a hub for trade and commerce for centuries.



Canary Wharf

7 mins / 3 stops

From the development station



Canary Wharf is London's central financial district, home to international banks such as HSBC, Barclays and Citi Group. With high-end restaurants and bars, leading retail and leisure facilities and 20 acres of green space, the convenience of Canary Wharf is on your doorstep.



Employment

Working population of 120,000 with an average salary of approximately £130,000 pa.



6 shopping malls

shopping malls across Canary Wharf and the area receives over 49 million visitors each year.



Year round

events programme and award-winning, free-to-visit public art collection.



Over 300

shops, cafés, bars and restaurants.



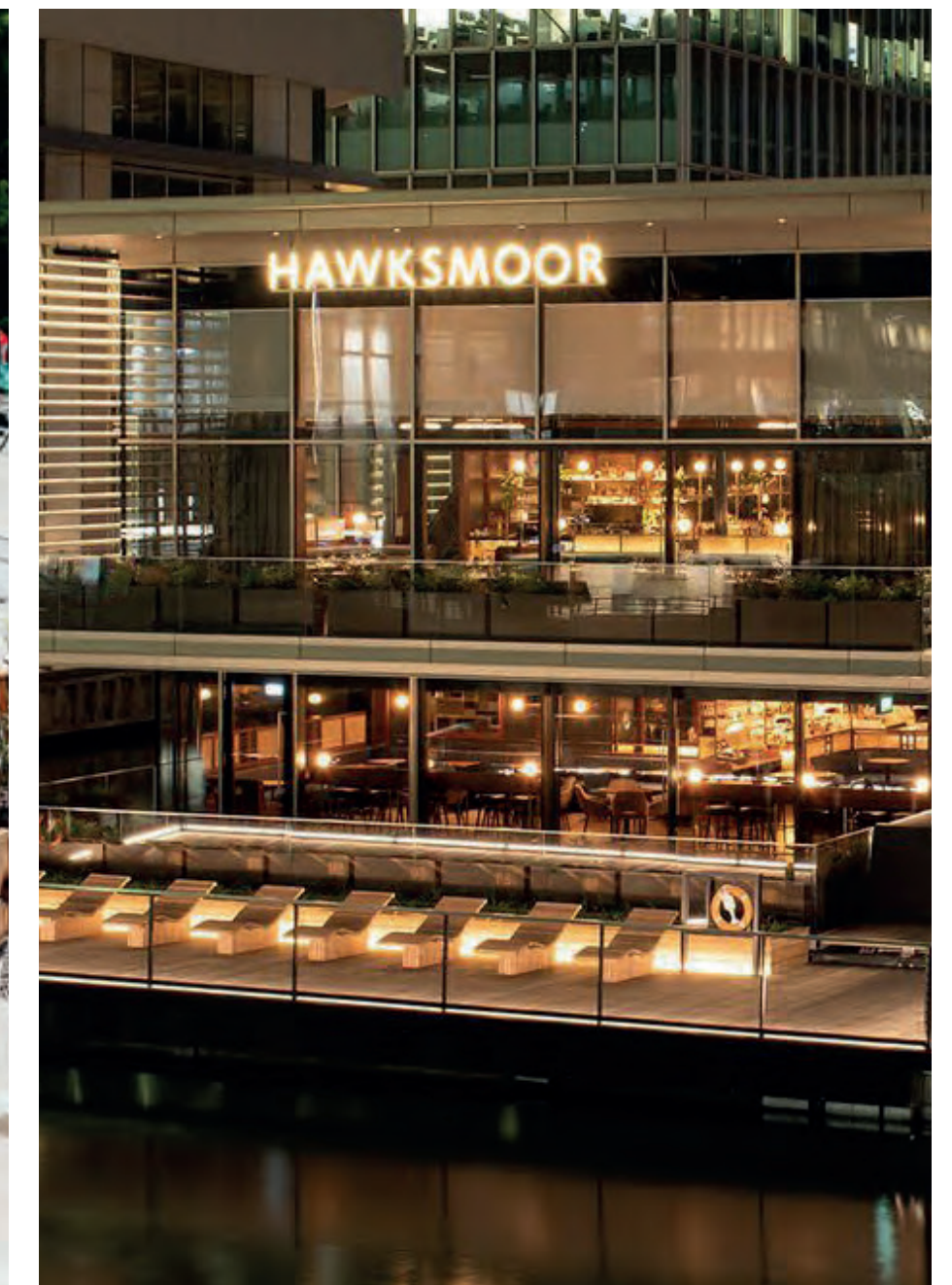
Ice rink

open from October to February every year.



Crossrail Place

one of London's largest roof gardens, with exotic plants and an amphitheatre.



Aēsop®

CLIFFORD
CHANCE

L'OCCITANE
EN PROVENCE

J.P.Morgan

BOKAN



BARCLAYS



citi

ROKA



HAWKSMOOR

Stratford

3 mins / 1 stop

From the development station



Located in the heart of East London, Stratford is home to UCL East and the University of East London, as well as vibrant cultural experiences at museums such as the Museum of London Docklands and Discover Children's Story Centre.



2012 Olympics

Stratford gained international acclaim as the host of 2012 London Olympics.



Over 320

stores, restaurants, and bars in Westfield Stratford City, making it the largest urban shopping centre in the UK.



Well-connected

Stratford International station provides high-speed rail access, while Stratford station links to major rail lines, the London Underground and the Docklands Light Railway (DLR).



Westfield

PROSECCO
— CAFFÈ —



V&A



M&S



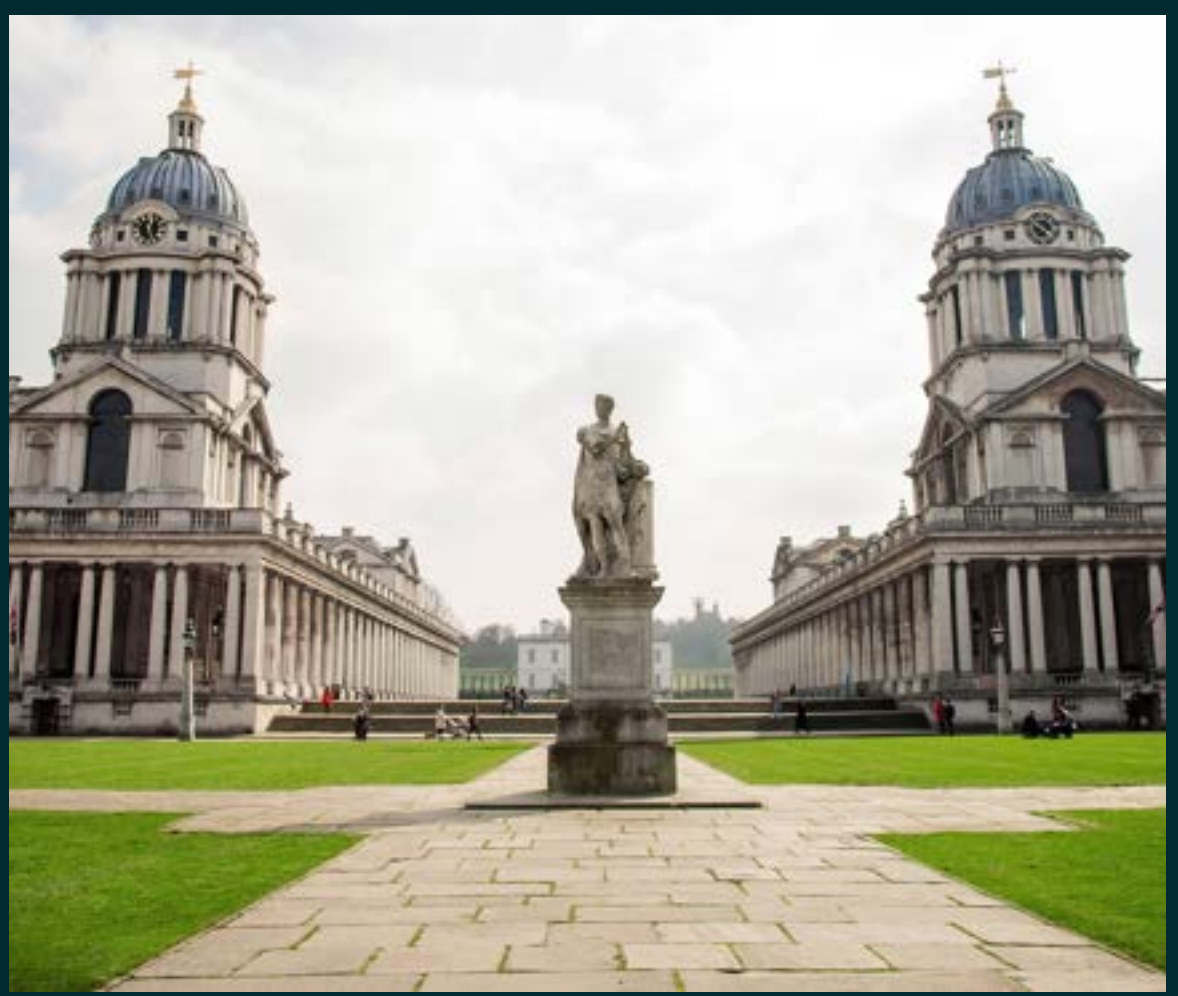
SEPHORA



& other stories

World Class Education

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



Distances given and journey times taken from 6.30am are approximate only.
Source: www.tfl.gov.uk, theguardian.com/education/ng-interactive/2024/sep/07/the-guardian-university-guide-2025-the-rankings

15 Year Newham Plan



Residential

Business

Commercial

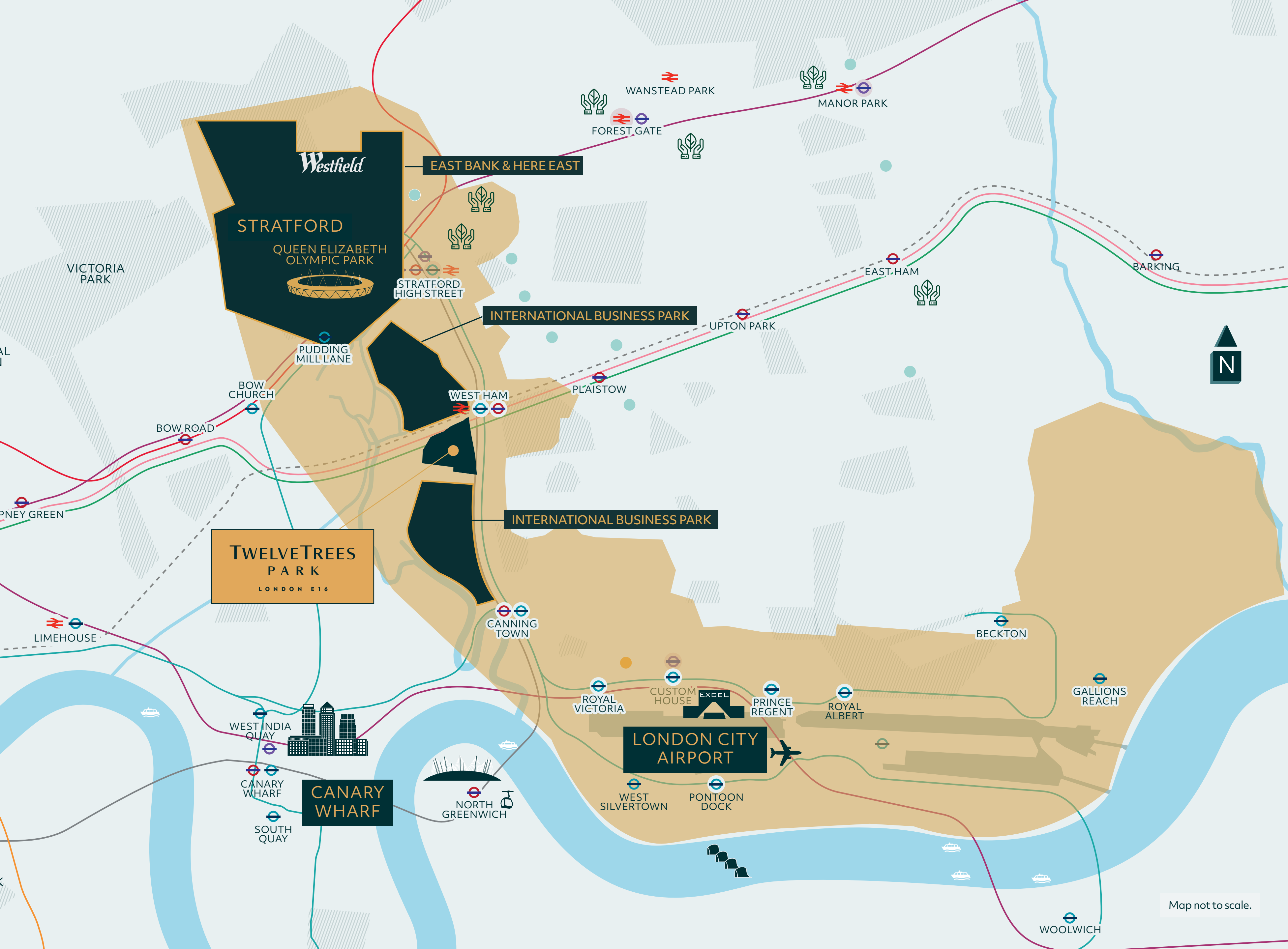
Office and Retail



Arc of Opportunity



Local Centres





THE CORDOVA CLUB

Phase One Facilities

24 hour concierge

Residents' lounge

Screening Room

Residents' only Gym

Residents' business lounge

Private meeting rooms

Future Wellness Suite

Swimming Pool & Spa

Treatment Rooms



Screening Room



CGI is indicative only and subject to change

Residents' Lounge



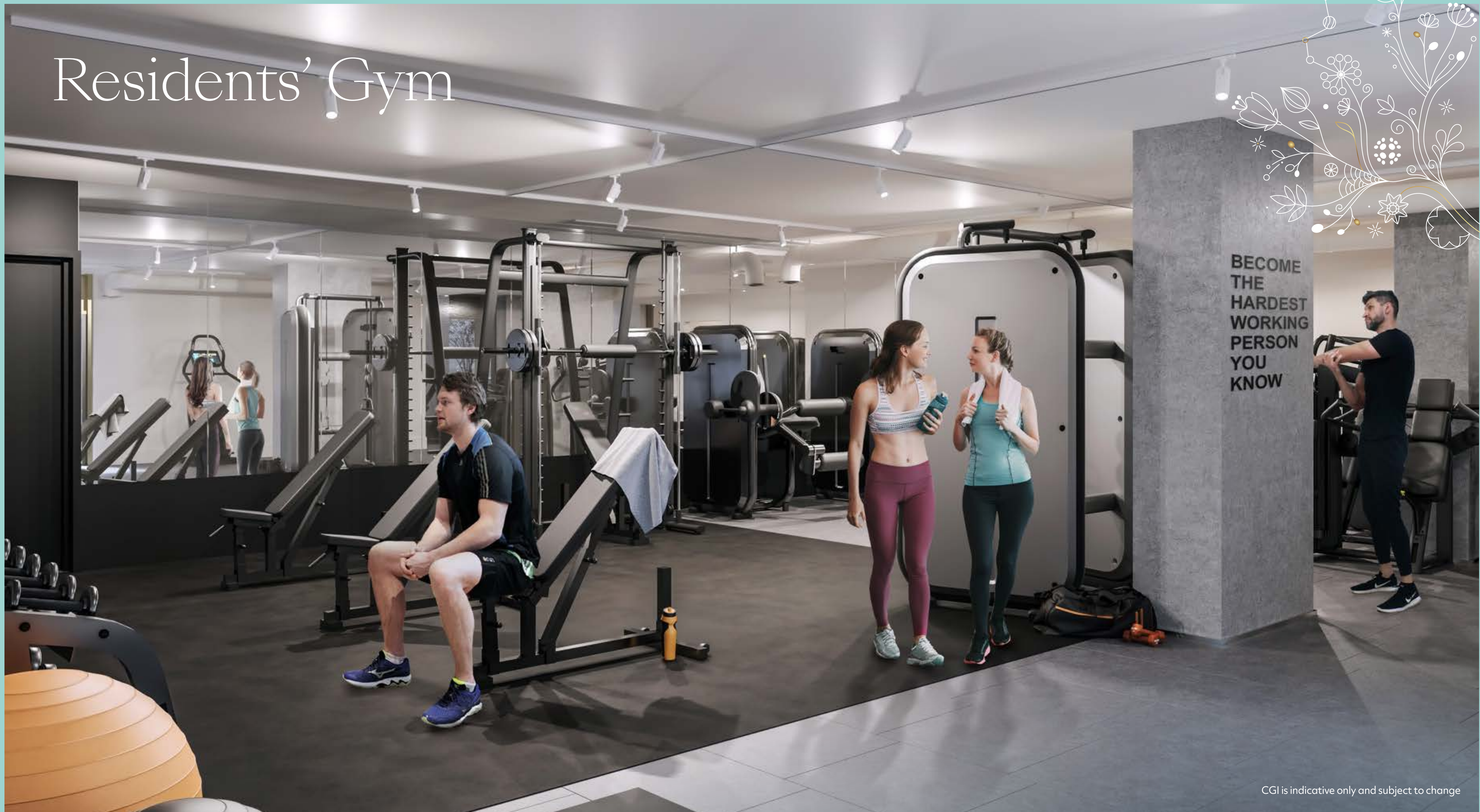
CGI is indicative only and subject to change

Residents' business lounge and co-working space



CGI is indicative only and subject to change

Residents' Gym



CGI is indicative only and subject to change

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.

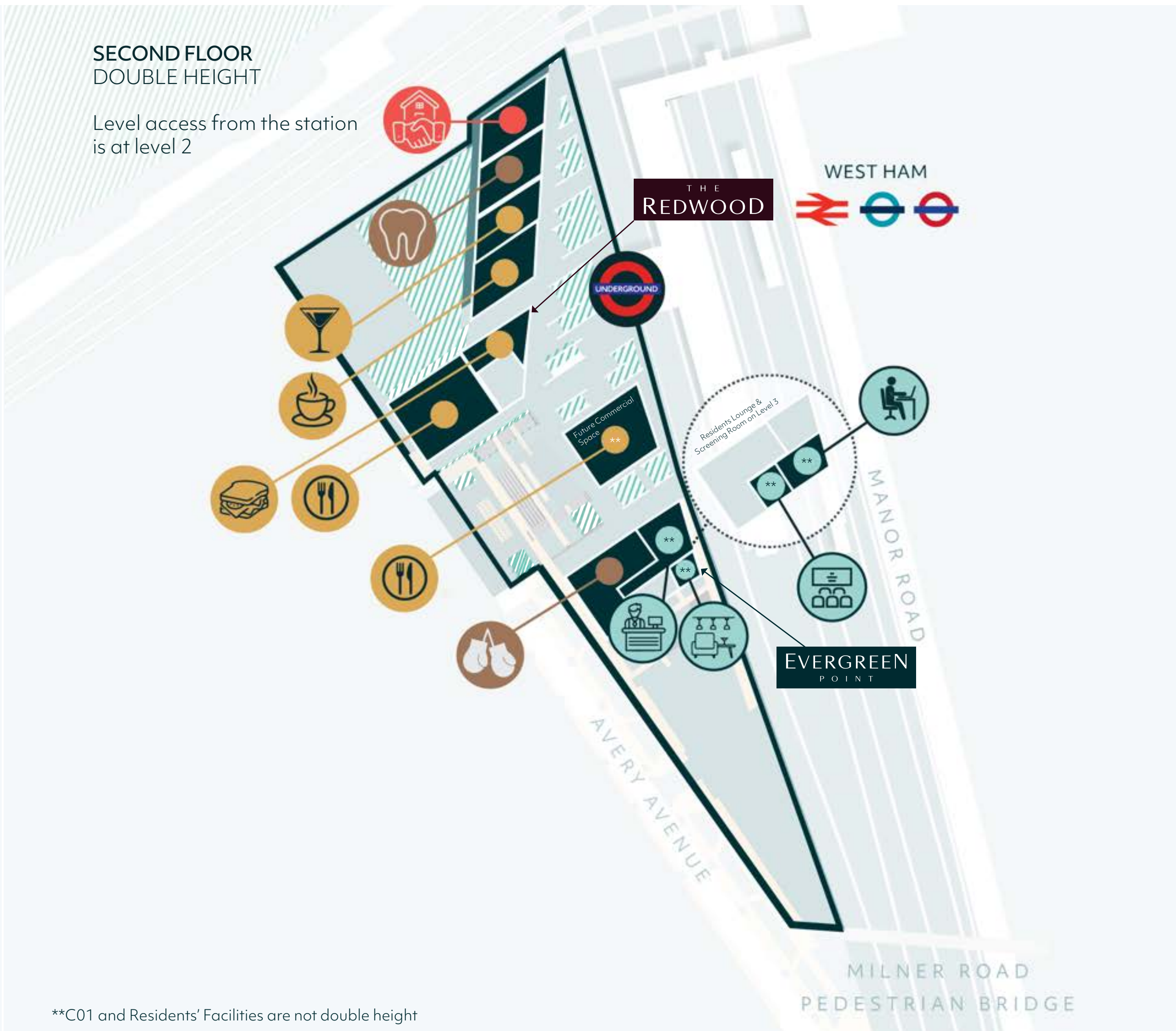
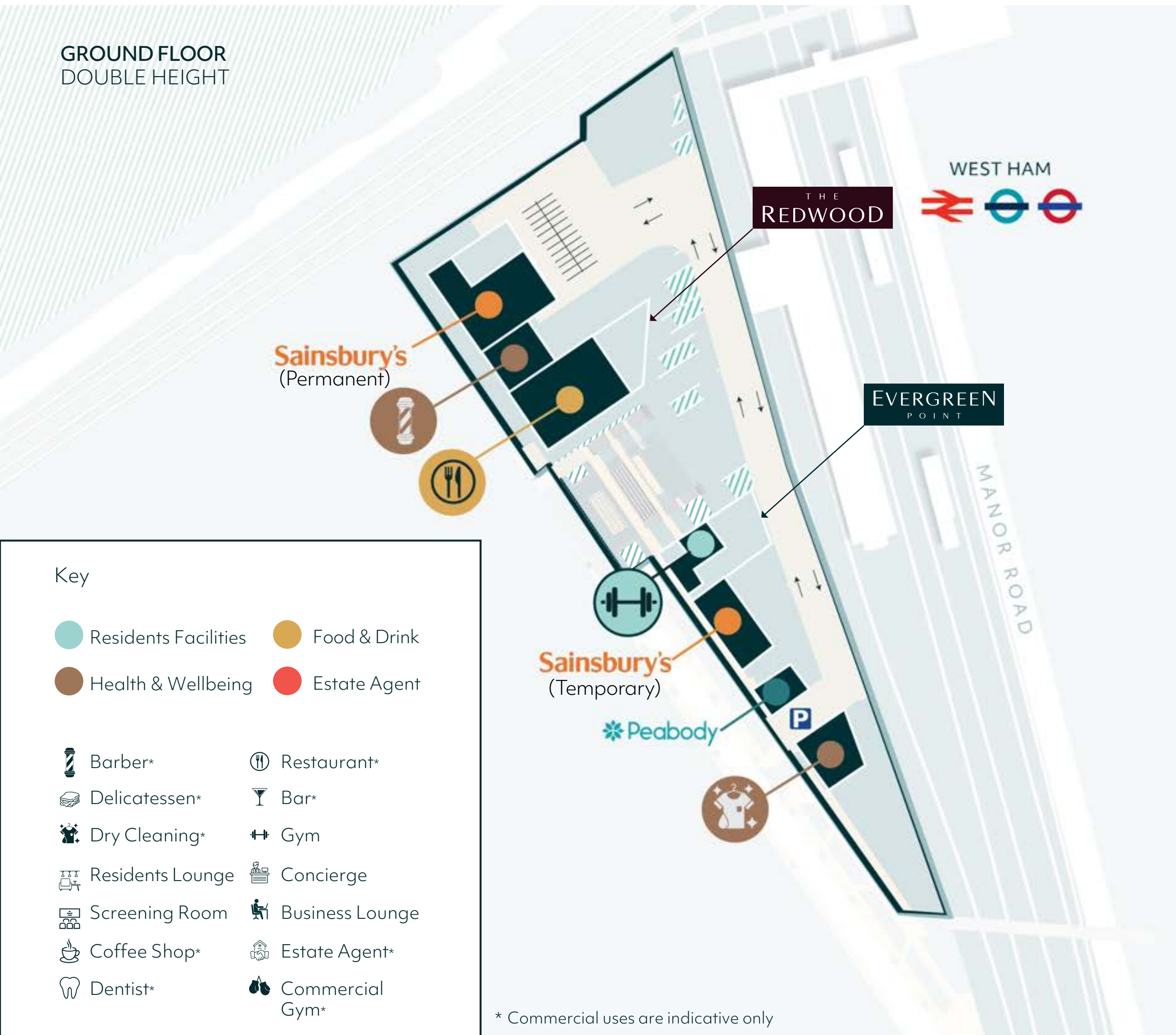
12 acres of green space



Park views

Commercial Convenience on your Doorstep

Commercial space is now available, bringing convenience right to your doorstep. We're thrilled to announce that Sainsbury's, a trusted household name, will soon be opening its doors here, providing easy access to groceries and essentials. But that's not all! There are also other exciting opportunities in the pipeline, ensuring that everything you need is within reach.



**C01 and Residents' Facilities are not double height

Stratford views



Canary Wharf views



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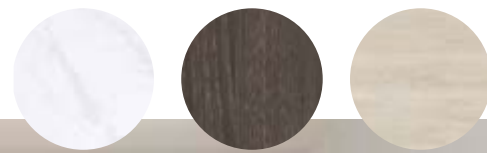
City views



Specification

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Maple



Birch



Sage



Juniper



Specification

THE
REDWOOD

Willow



Ebony



Forest



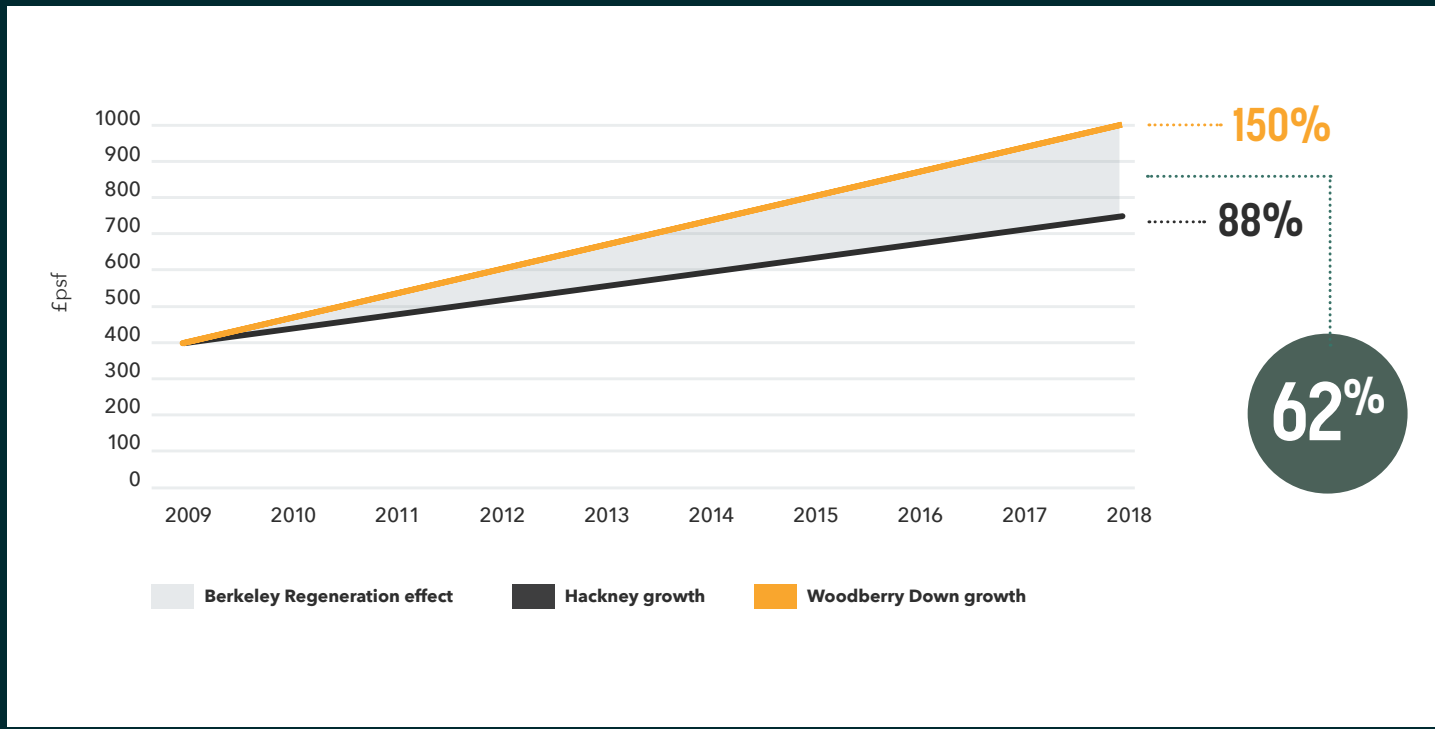
The Berkeley effect

Berkeley developments outperform the capital growth of the local area by 47% on average over 10 years



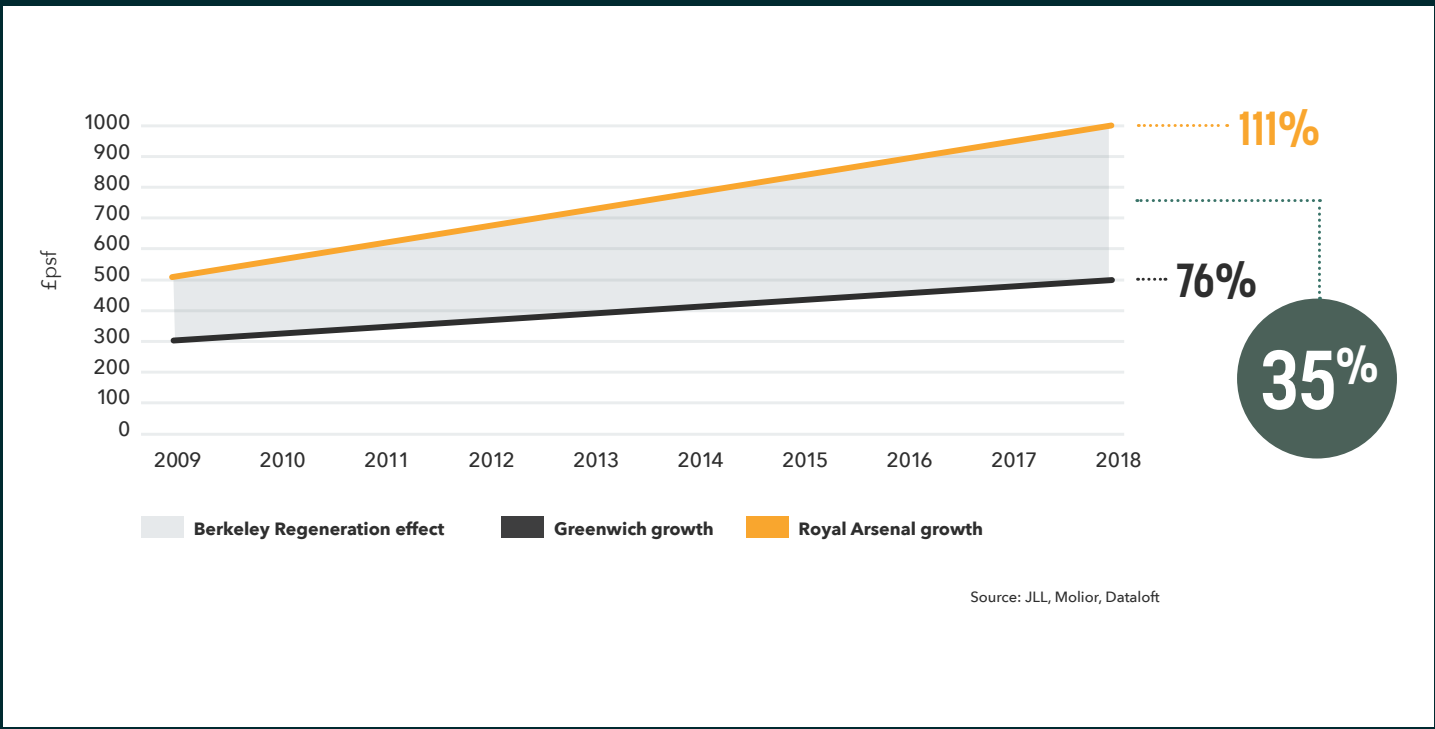
Woodberry Down

London N4 | 5,500 New Homes



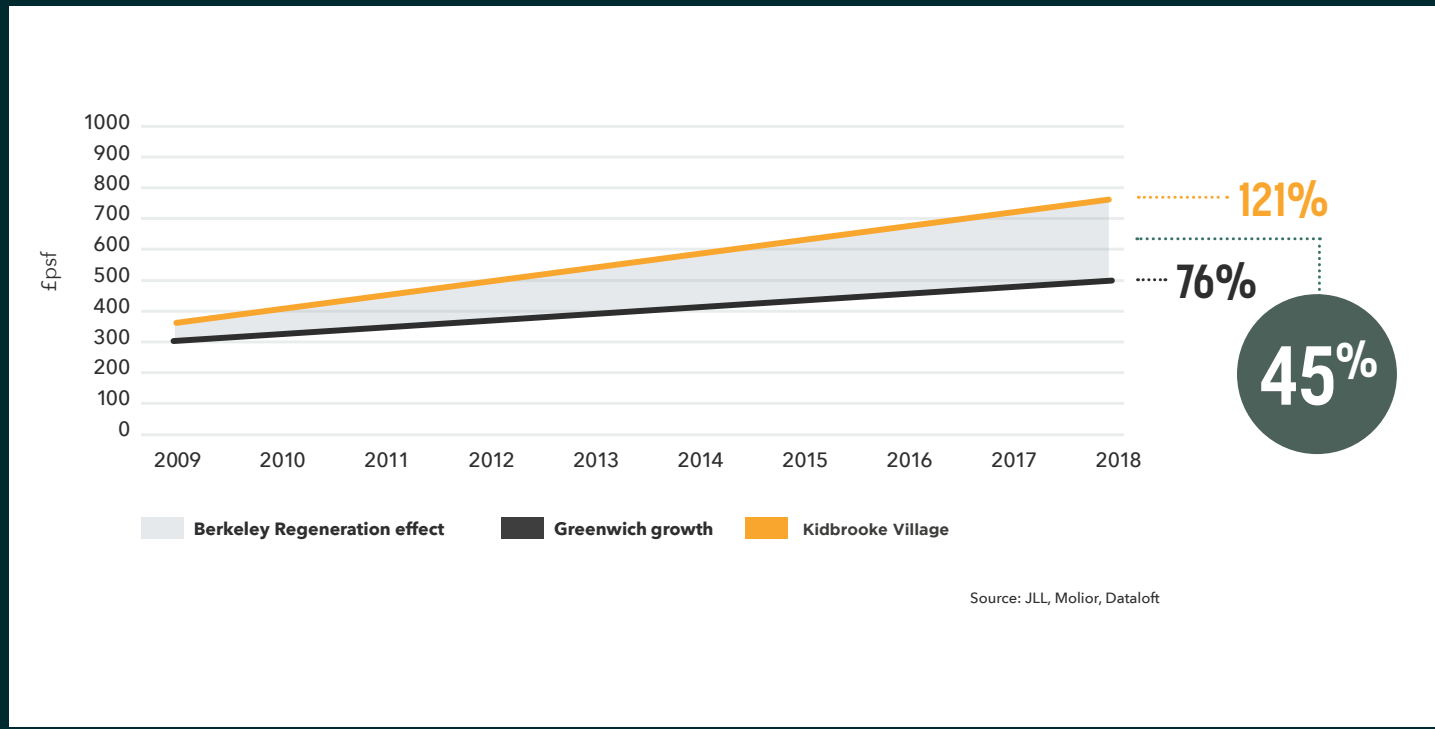
Royal Arsenal Riverside

London SE18 | 5,163 New Homes



Kidbrooke Village

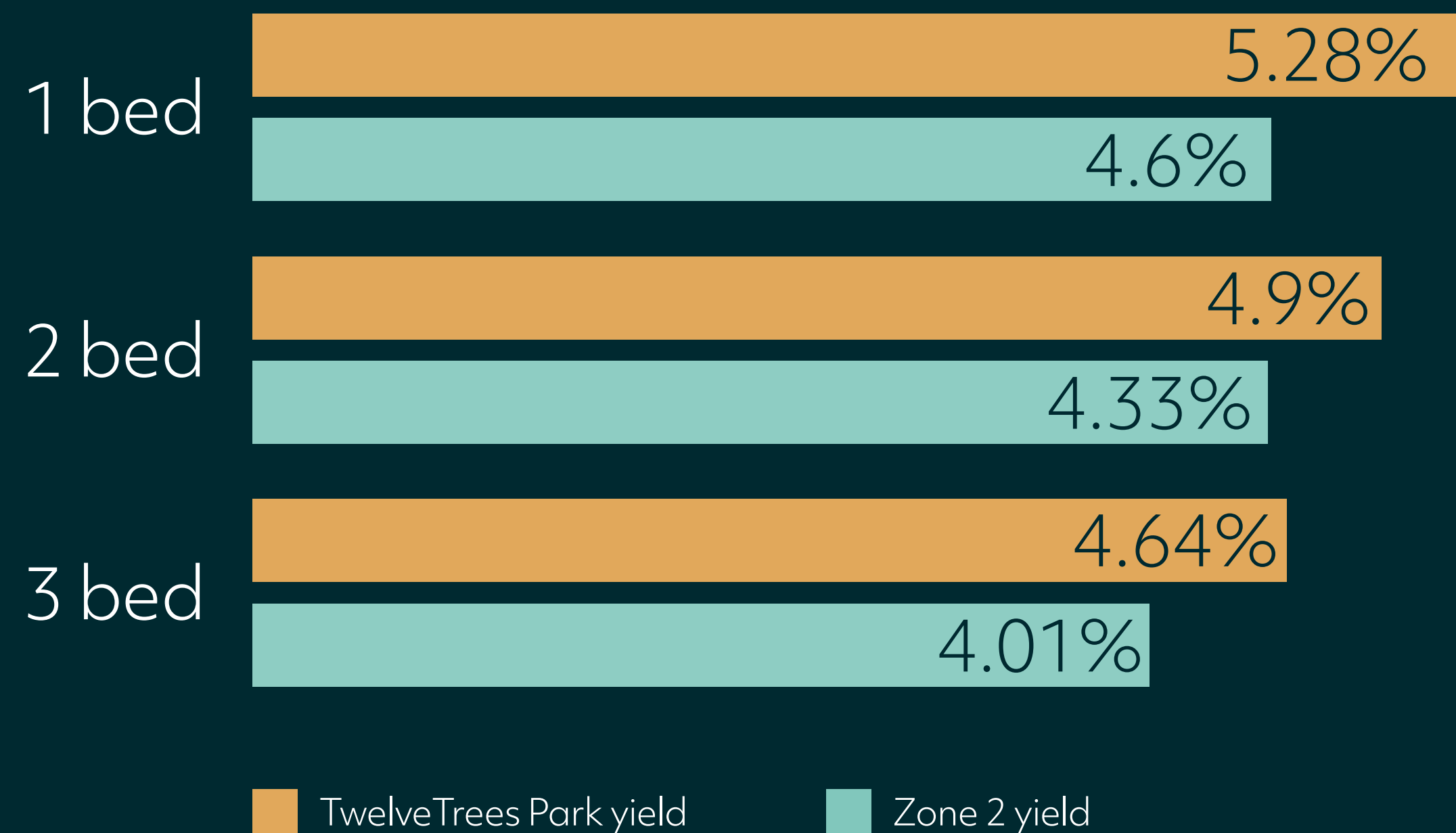
London SE3 | 5,268 New Homes



Strong rental market

With its appeal to a young professional tenant population, there is strong rental demand in TwelveTrees Park.

Average Estimated Yields



Source: Dataloft Rental Market Analysis, 2024, Foxtons & Chase Evans. The estimated rental figures provided is for guidance purposes only, it is subject to change and indicative only.

59%

of tenants around TwelveTrees Park are aged under 29 of which 56% are in finance, creative, tech, media & public sector jobs

Source: Dataloft 2024

35%

population growth over the next 10 years vs 4.6% for greater London

Source: Dataloft 2024

Up to
5.7%

anticipated rental yields based on population growth and planned regeneration

Source: Dataloft 2024

Up to
29%

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

Source: Dataloft 2024

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POINT

THE
REDWOOD

Construction
Update



Build programme

EVERGREEN POINT

Floors 4 – 13

Q1/Q2 2025

Excluding hoist plots

Floors 14 – 23

Q2/Q3 - 2025

Including hoist plots from 4 – 13

Floors 24 – 32

Q3/Q4 2025

Excluding hoist plots

Hoist Plots

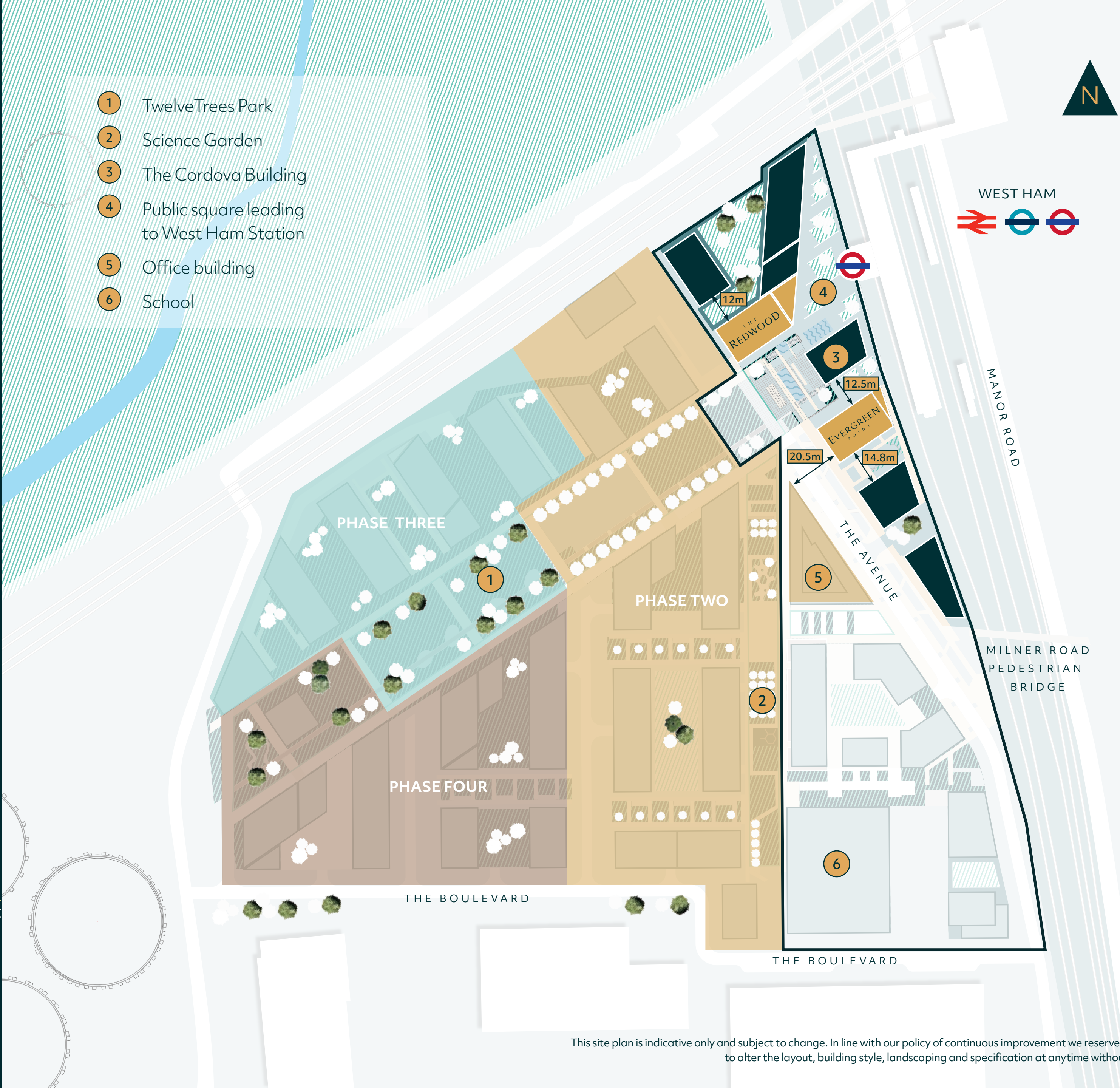
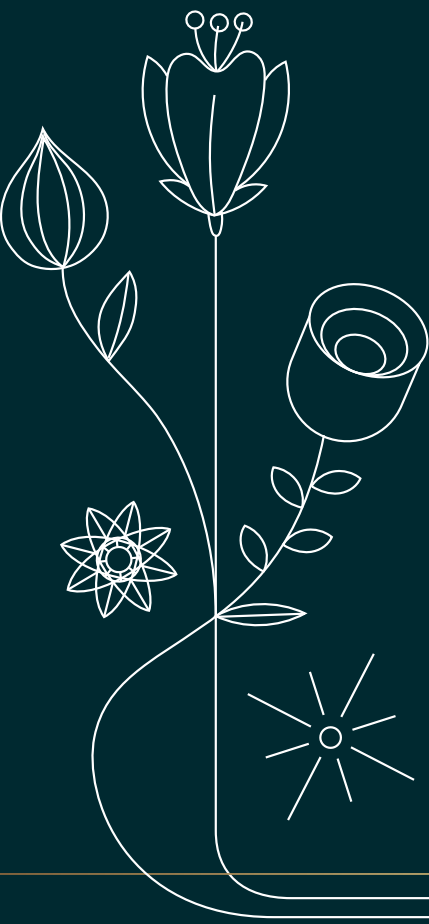
Floors 14 – 32

Q4 2025/Q1 2026

THE REDWOOD

Completions

Q1-Q4 2027



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.



EVERGREEN
POINT

Facts & Figures



Apartment type	Volume Mix	Starting Price	ERV PCM from	Ground Rent P/A
Studio	33	£479,500	£2,188	Peppercorn
1 Bed	84	£560,500	£2,461	Peppercorn
2 Beds	56	£747,500	£3,575	Peppercorn
3 Beds	28	£867,500	£3,999	Peppercorn
Penthouses	4	-	-	Peppercorn



THE
REDWOOD



Facts & Figures



Apartment type	Volume Mix	Starting Price	ERV PCM from	Ground Rent P/A
Studio	29	£450,000	£2,188	Peppercorn
1 Bed	96	£527,000	£2,461	Peppercorn
2 Beds	66	£593,000	£3,575	Peppercorn
3 Beds	30	£866,000	£3,999	Peppercorn
Penthouses	4	£1,182,500	£4,875	Peppercorn



TwelveTrees Park Before and after

“I’m delighted that 8000 new homes are being delivered in Newham and Southwark, with 40 per cent of these set to be genuinely affordable on the two sites with planning permission.”

- The Deputy Mayor of London for Housing and Residential Development, Tom Copley



12 reasons to buy at TwelveTrees Park?



Under

10

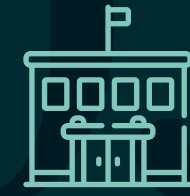
minutes to Stratford,
Canary Wharf &
the City of London



Up to

5.7%

estimated yields



Three of UK's top

10

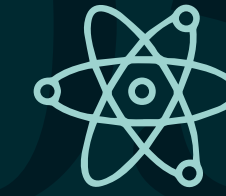
universities within
25 minutes



First phase of a

22

year regeneration
project



Brand New

SCIENCE
SCHOOL

on the development



12

Acres of green space



220,000

sq ft of retail and
commercial space.



35%

population growth
over the next 10 years
vs 4.6% for greater London



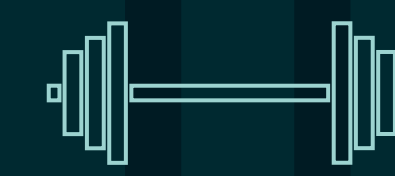
2026

A brand new station
entrance is due



29%

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



WORLD
CLASS

Residents Facilities



HIGHEST

TFL 'Public Transport
Accessibility Level' rating

Why buy with Berkeley?

40+

Years of experience and
relentless passion for quality

60+

live developments
across the UK

£2BN

contribution to community
facilities in the last 5 years

We have built more than

18,400

homes in the last 5 years

We have a strong
balance sheet with over

£1BN

of net assets, giving you
peace of mind that your
purchase is secure

We have made a

£13.8BN

contribution to the UK
economy in the last 5 years

Investor in Customers

GOLD
AWARD

maintained for customer service

We became the UK's

1ST

carbon positive
homebuilder in 2018

We have

ZERO

developments that we have
promised but failed to deliver

TWELVE TREES
PARK

LONDON E16



CGI is indicative only and subject to change

TWELVE TREES PARK LONDON E16

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