



# TWELVETREES 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

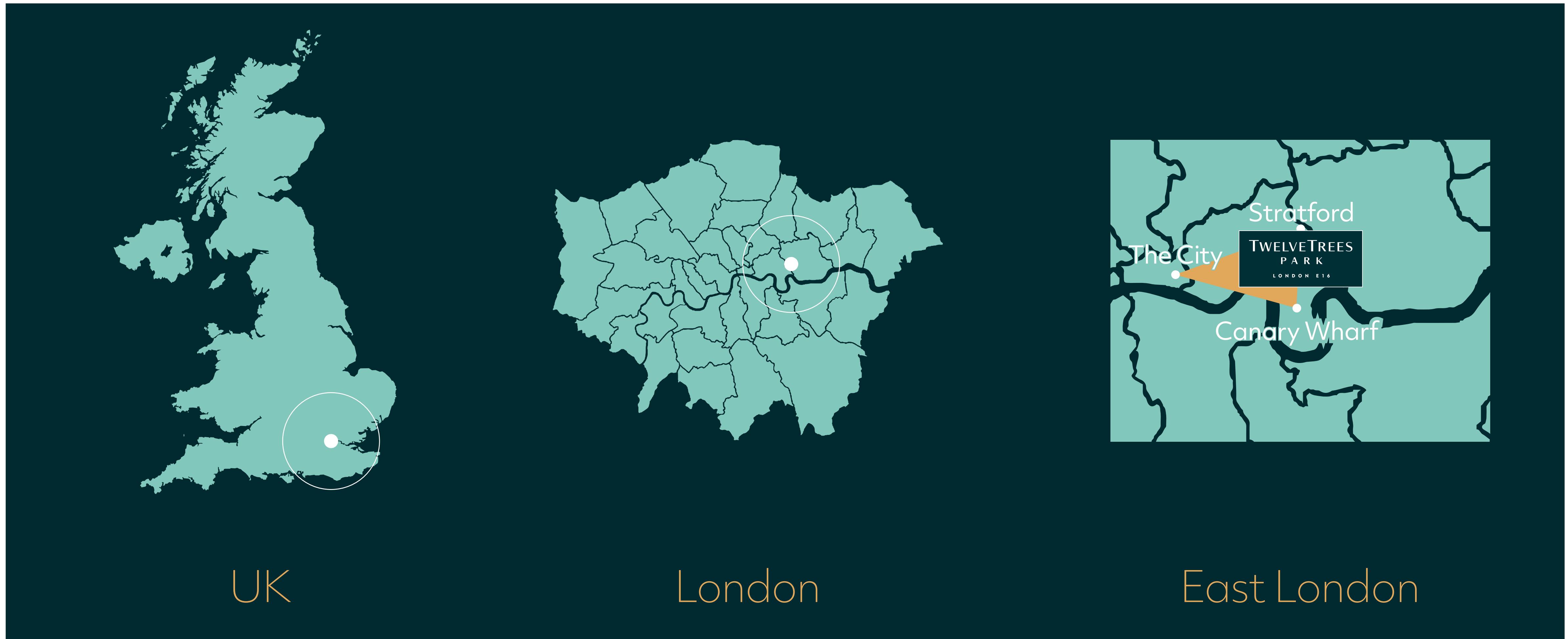
 **Berkeley**  
Group

**Berkeley**  
Designed for life



CGI is indicative only and subject to change

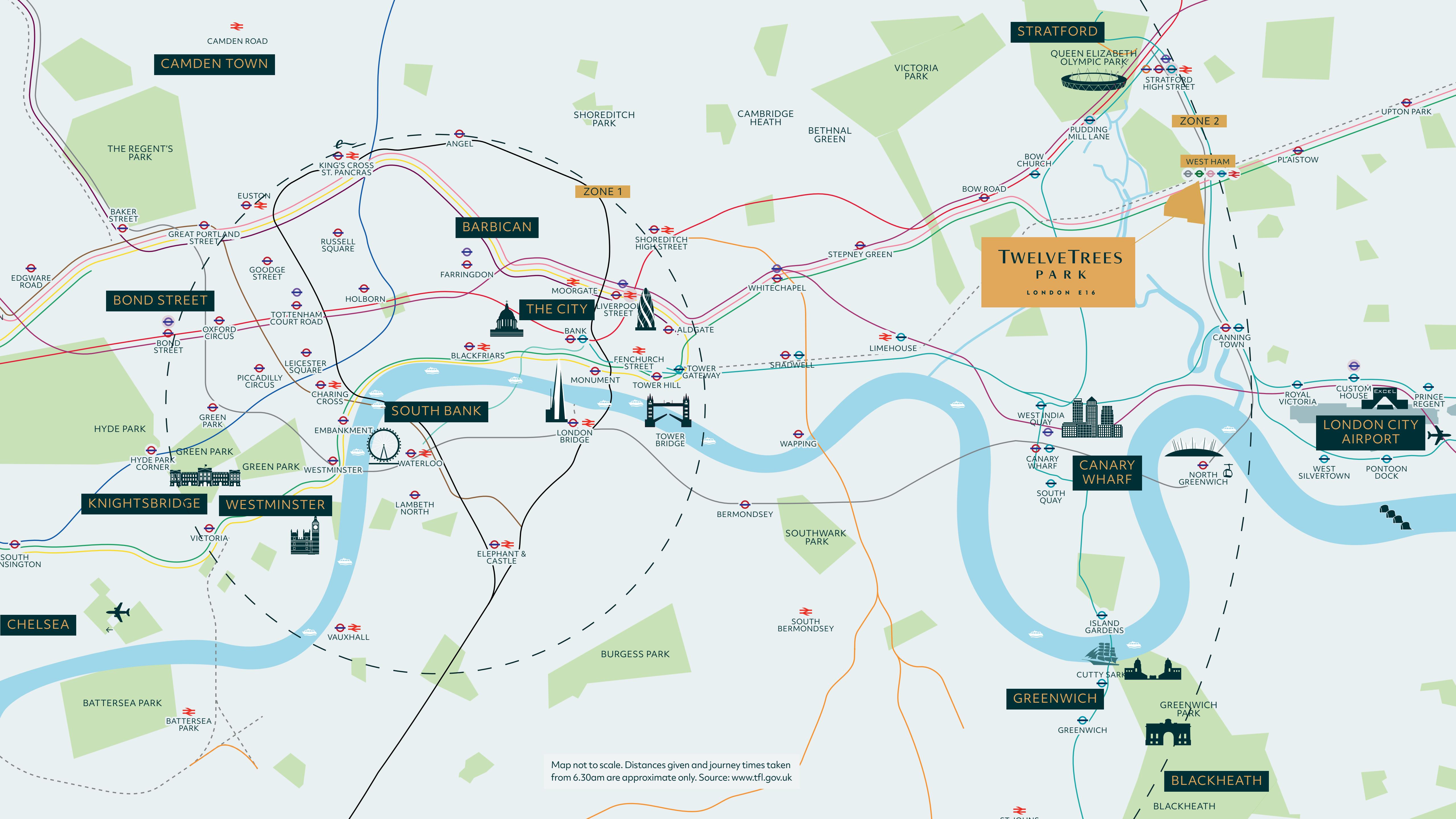
# Where is TwelveTrees Park?



UK

London

East London



Map not to scale. Distances given and journey times taken from 6.30am are approximate only. Source: [www.tfl.gov](http://www.tfl.gov)

# TWELVE TREES PARK

L O N D O N   E 1 6

Phase 1 of a 22 year  
regeneration scheme

Over 4,700 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



CGI is indicative only and subject to change



Brand new  
development station  
entrance due 2027

# Live Connected In Zone 2



# 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.

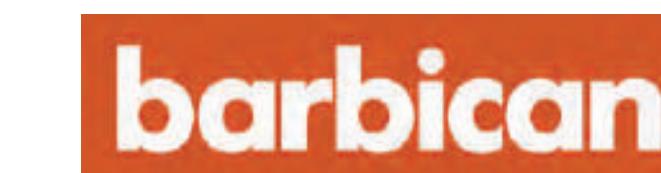


### History

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



Bank of England



# 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.



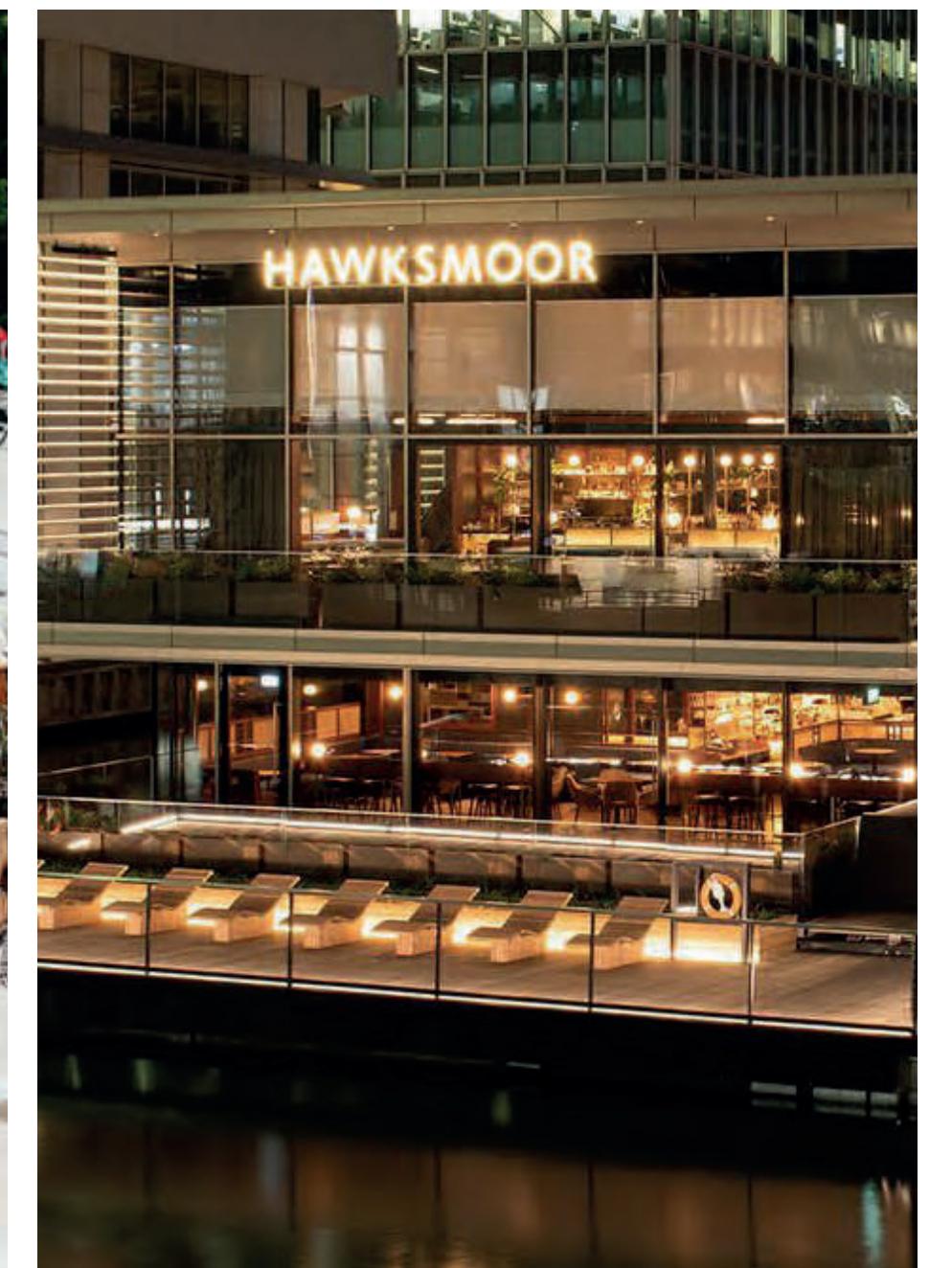
### Ice rink

open from October to February every year.



### Crossrail Place

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



Aēsop®

C L I F F O R D  
C H A N C E

L'Occitane  
EN PROVENCE

J.P.Morgan

BOKAN

HSBC

BARCLAYS

EY

CITI

ROKA

THE IVY  
IN THE PARK  
CANARY WHARF

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**



**University of  
East London**



**ROLEX**

**UCL**

**SEPHORA**

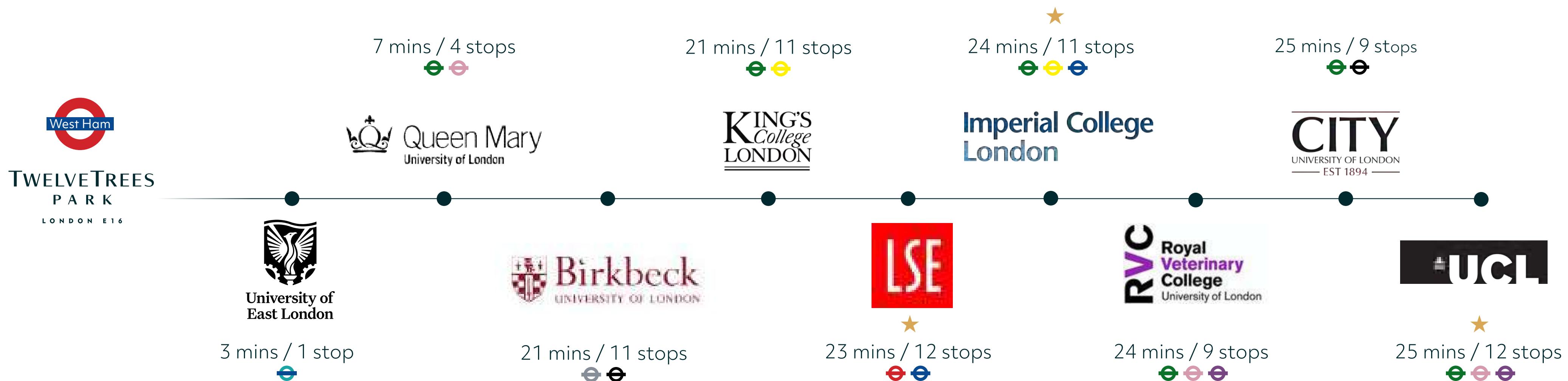
**BALANS**  
EST. 1990 1987

**M&S**

**& other Stories**

# World Class Education

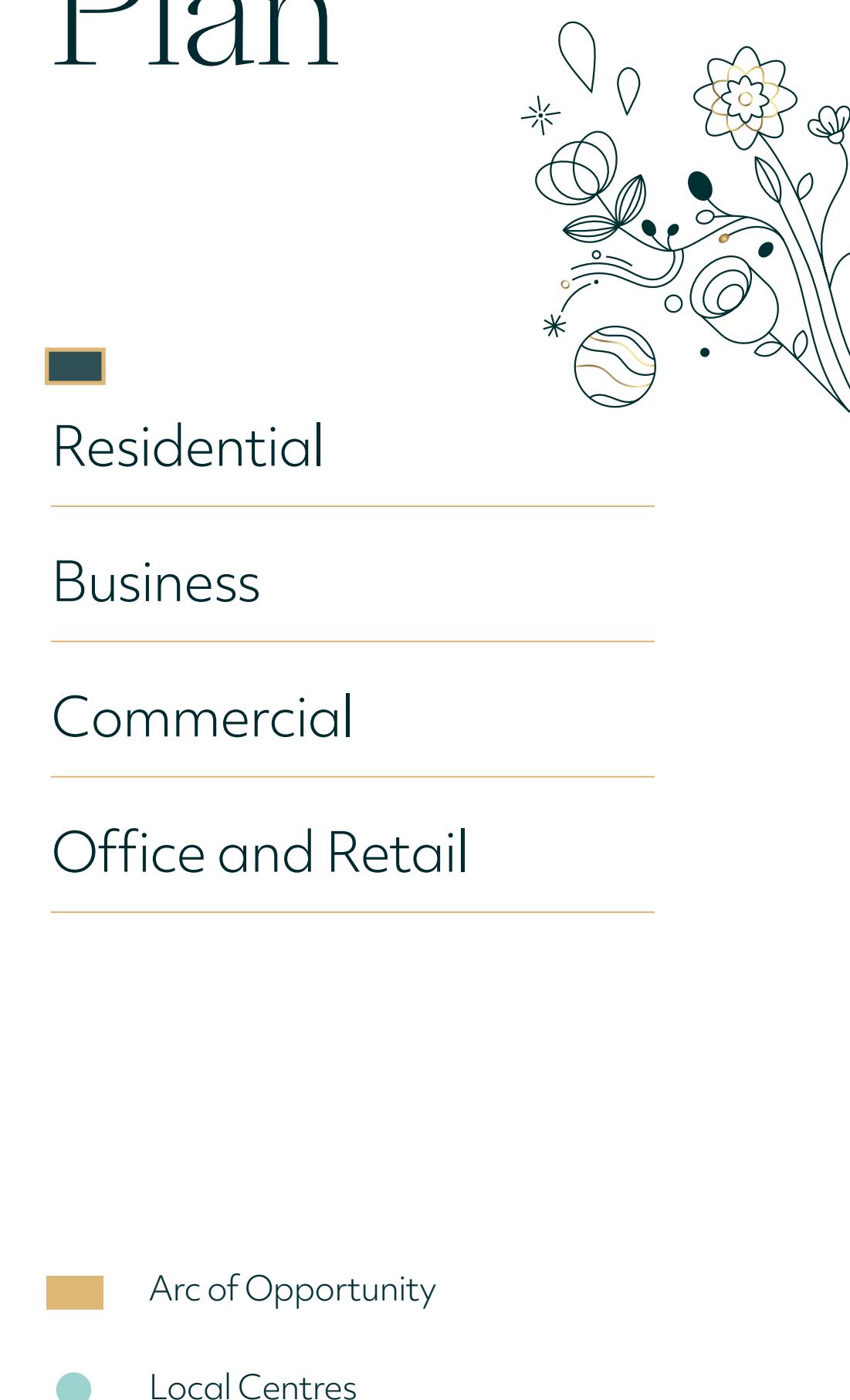
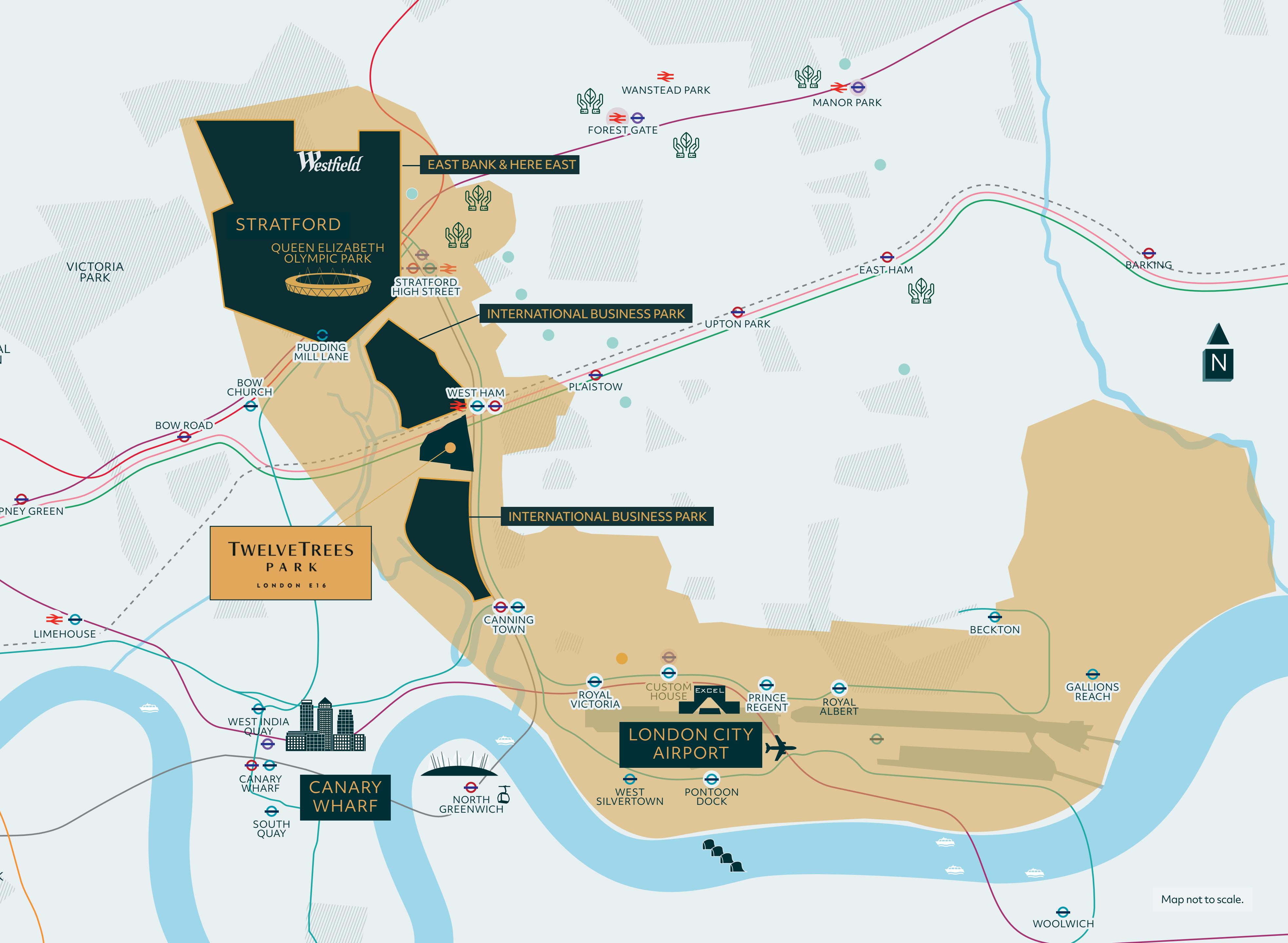
3 of the UK's top 10  
universities accessible  
within 25 minutes from  
Twelve Trees Park



Distances given and journey times taken from 6.30am are approximate only.

Source: [www.tfl.gov.uk](http://www.tfl.gov.uk), [theguardian.com/education/ng-interactive/2024/sep/07/the-guardian-university-guide-2025-the-rankings](http://theguardian.com/education/ng-interactive/2024/sep/07/the-guardian-university-guide-2025-the-rankings)

# 15 Year Newham Plan





CGI is indicative only and subject to change

# 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



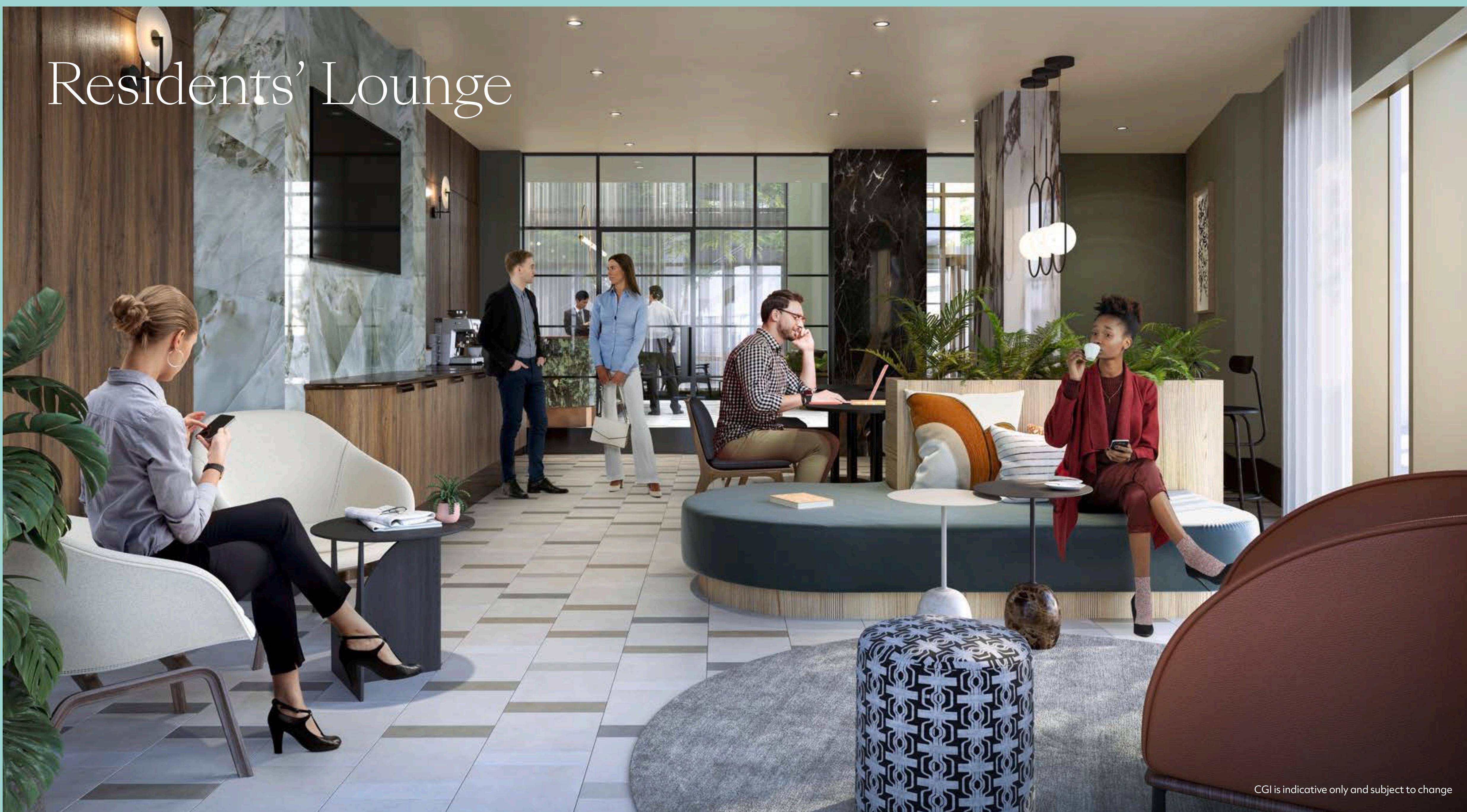
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# Screening Room



CGI is indicative only and subject to change

# Residents' Lounge



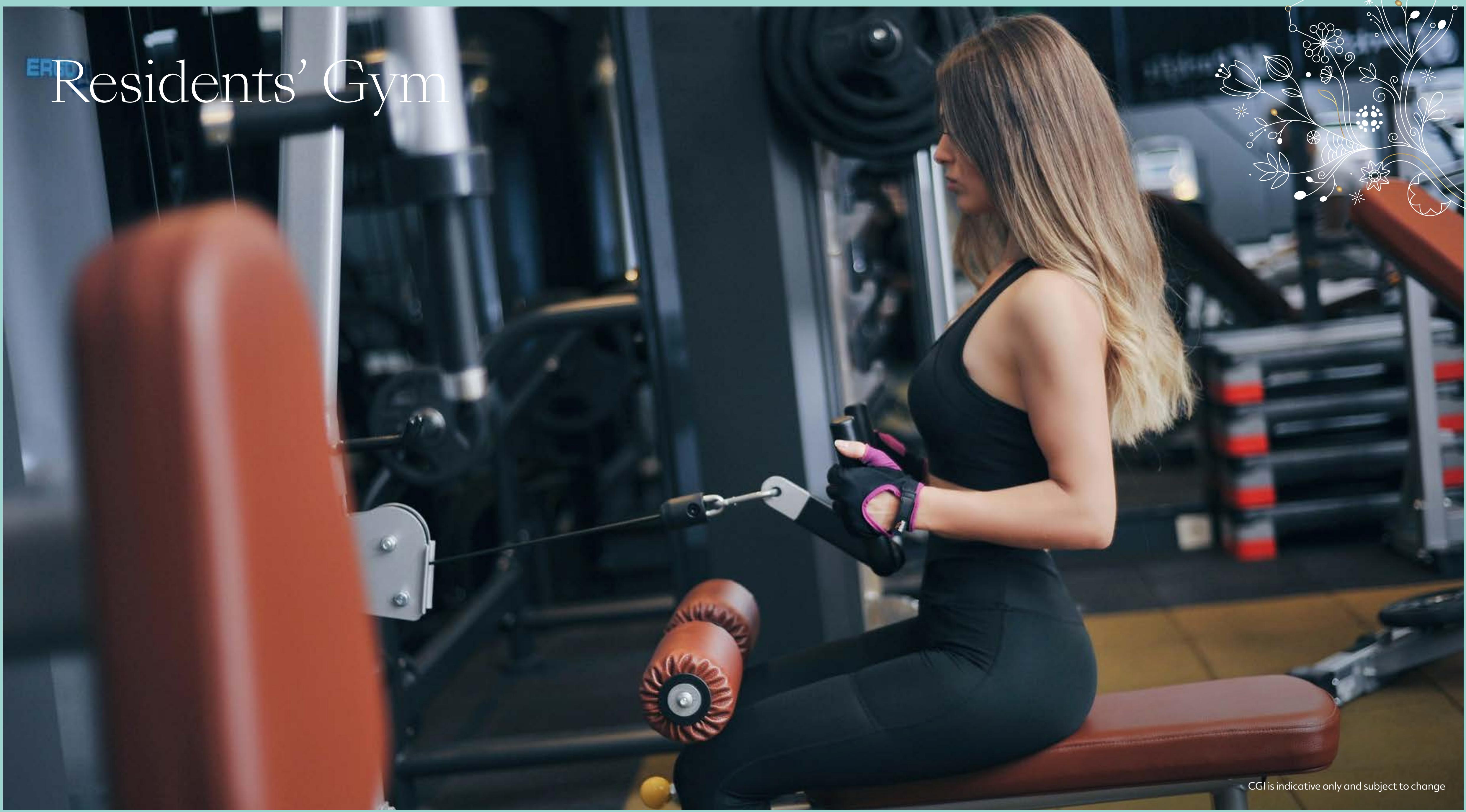
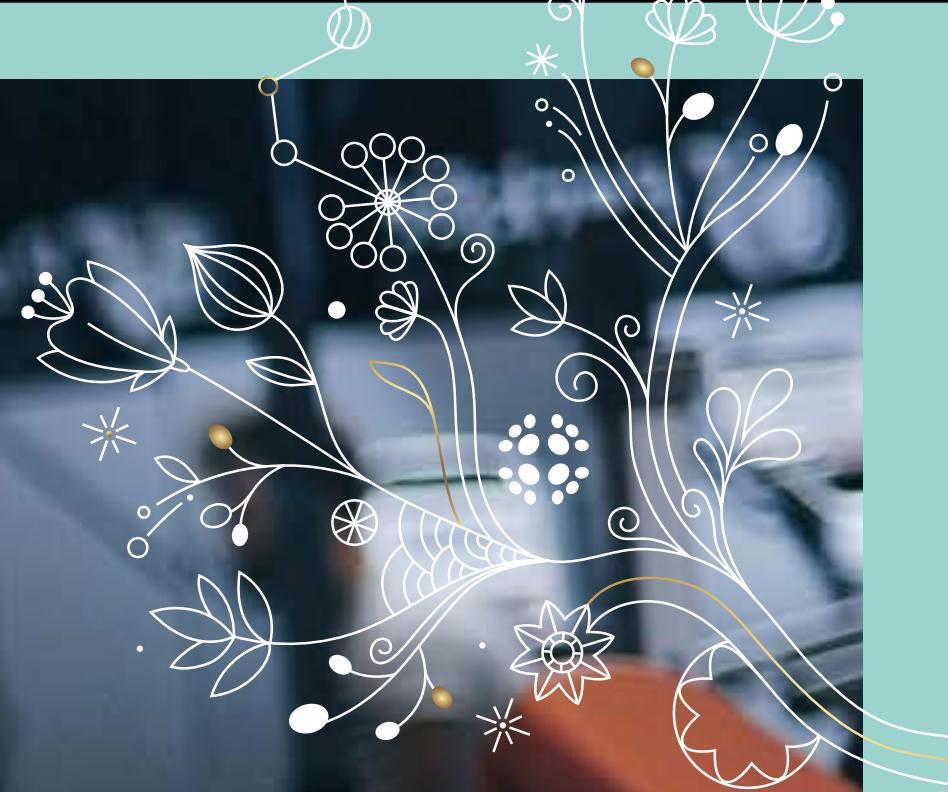
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# Residents' business lounge and co-working space



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



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



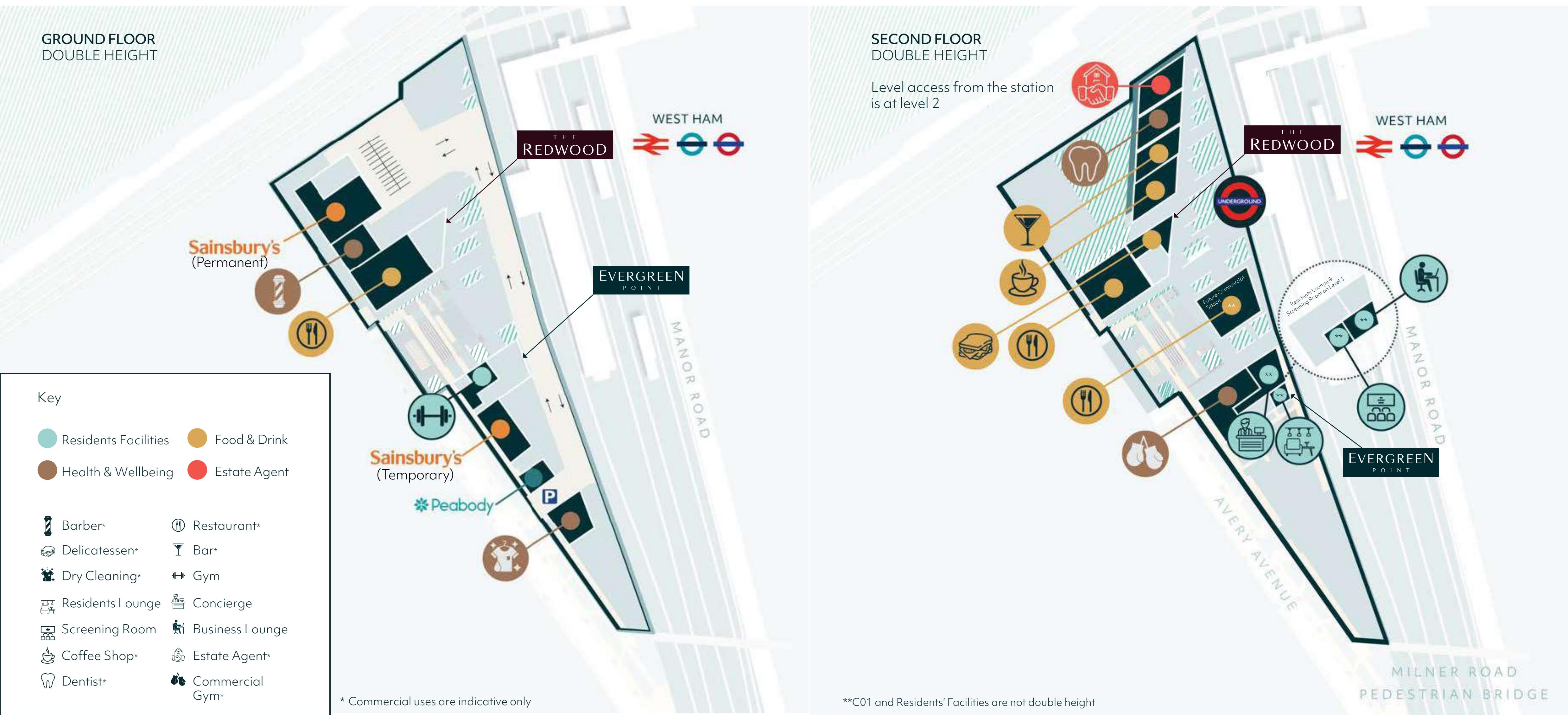
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## Park views

# 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.



# Stratford views



# Canary Wharf views



CGI is indicative only and subject to change

# City views



# Specification

EVERGREEN  
POINT

Maple



Birch



Sage



Juniper



# Specification

THE  
REDWOOD

Willow



Ebony



Forest

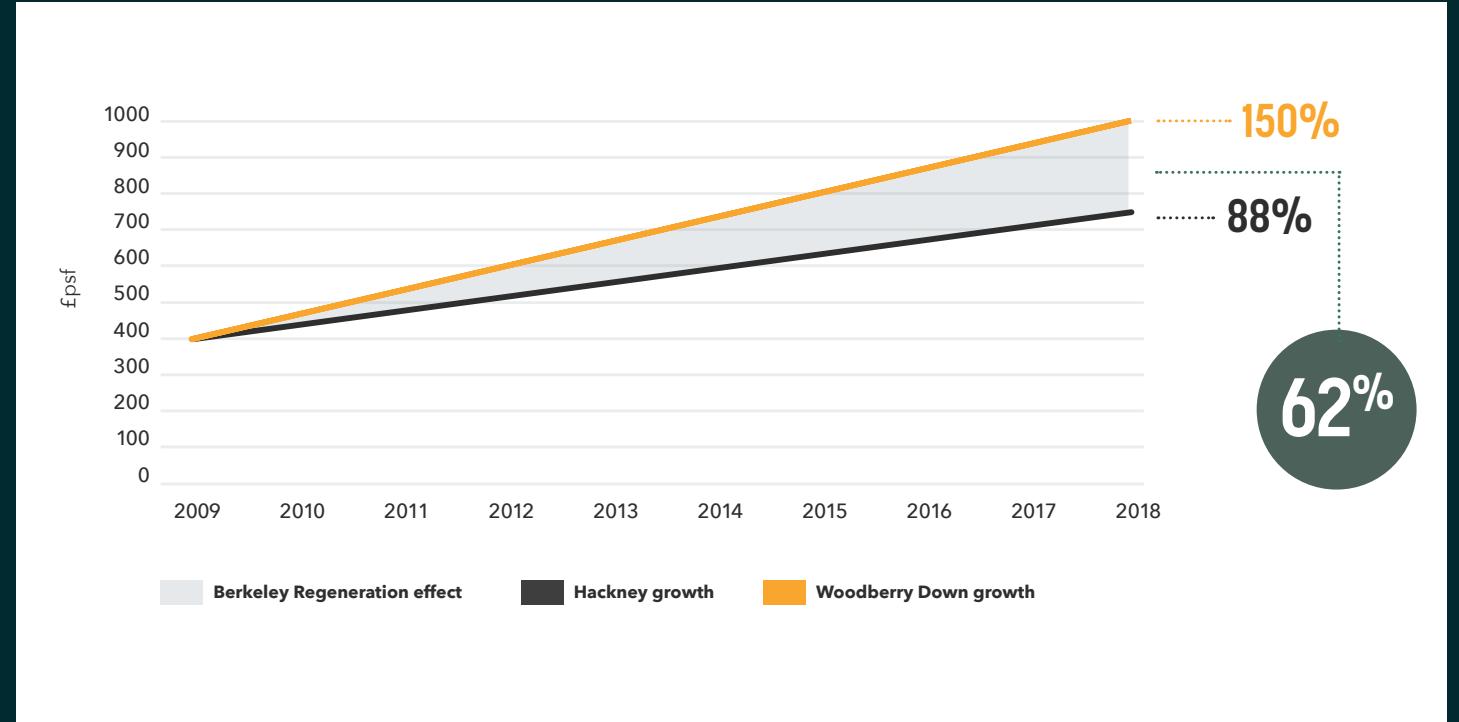


# The Berkeley effect

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

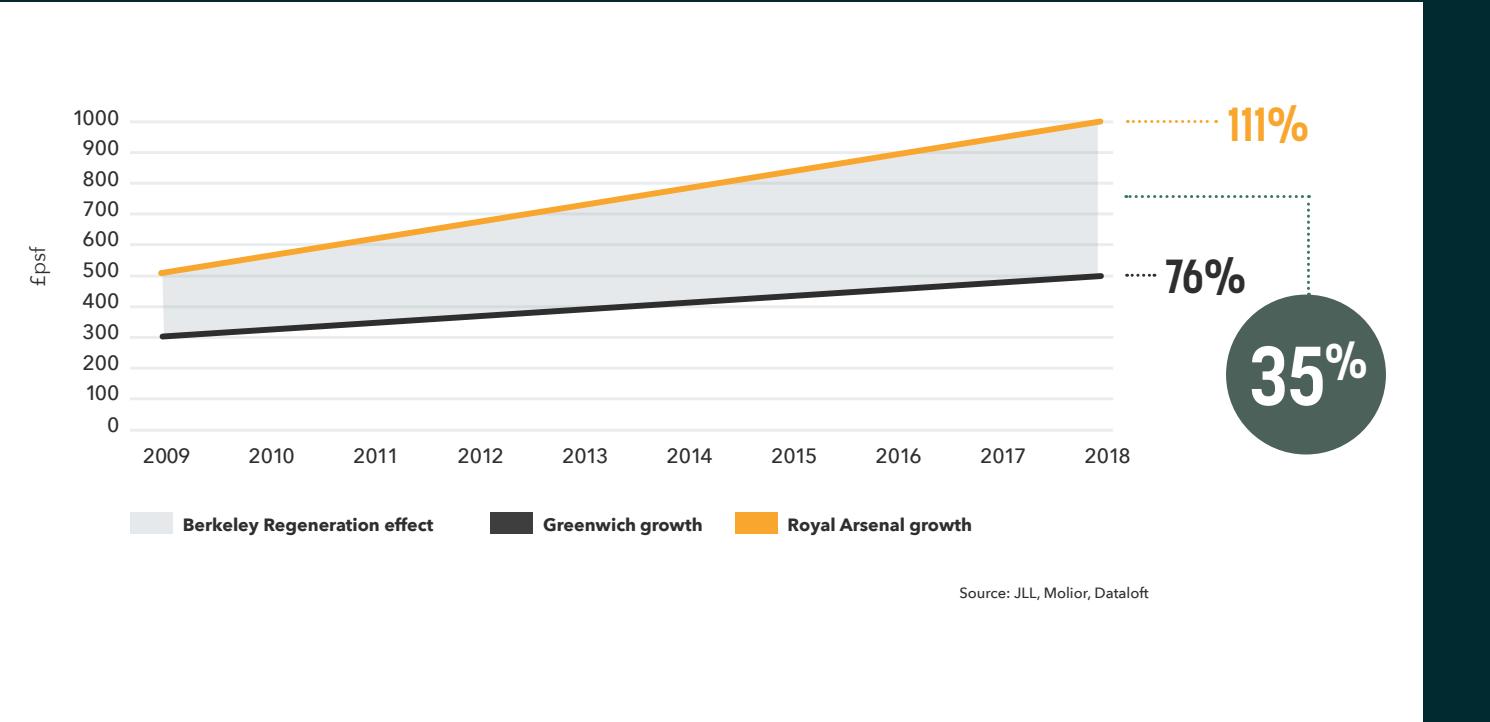
## Woodberry Down

London N4 | 5,500 New Homes



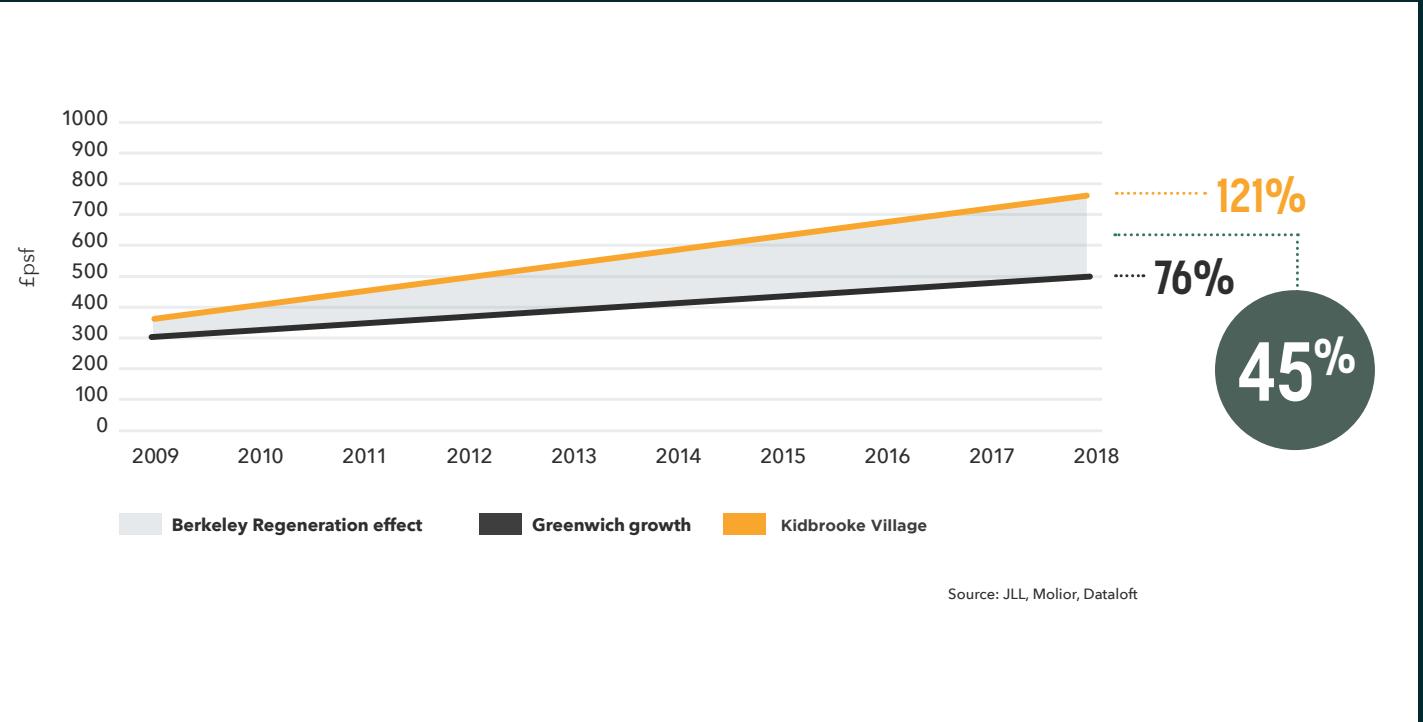
## Royal Arsenal Riverside

London SE18 | 5,163 New Homes



## Kidbrooke Village

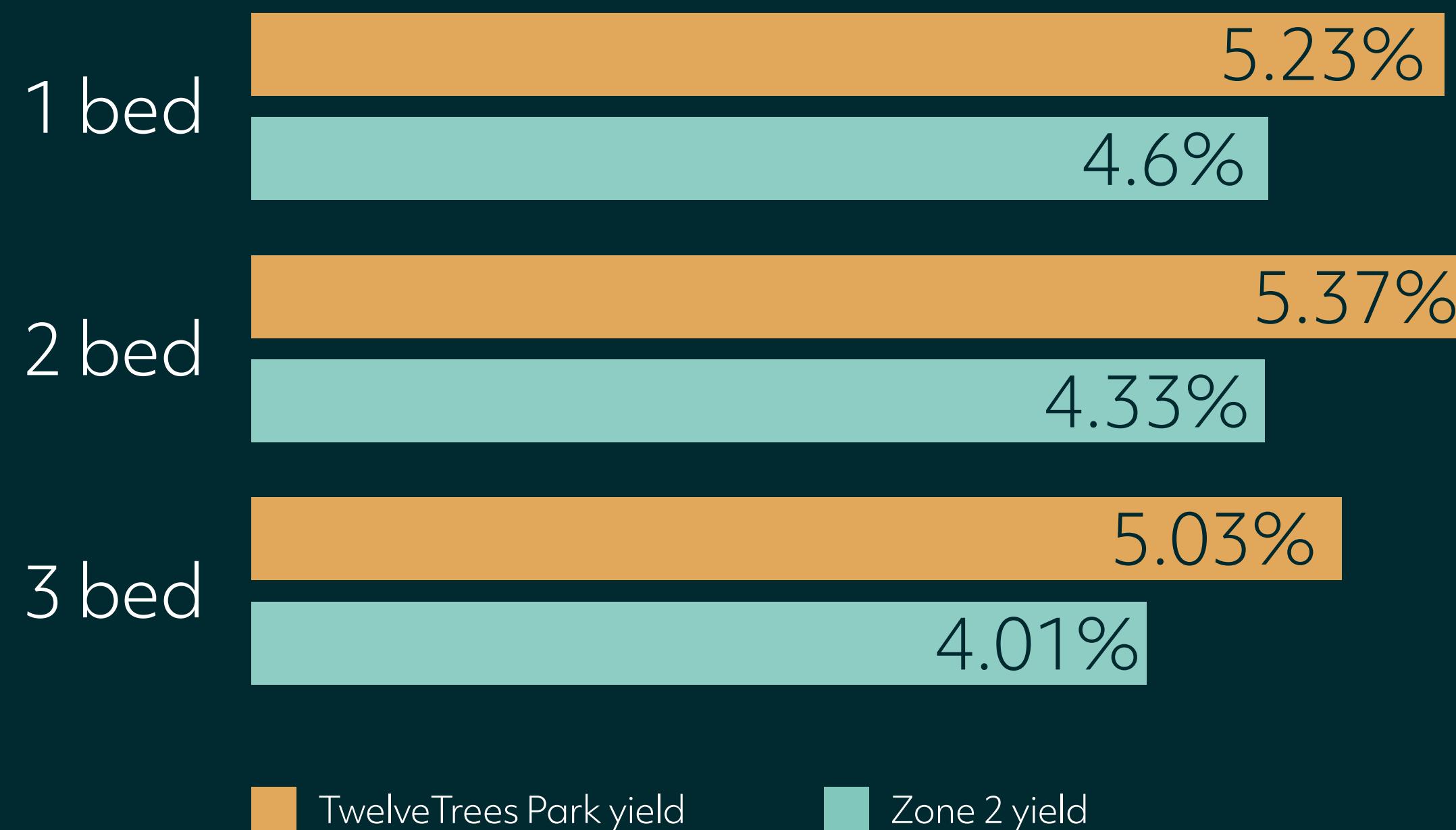
London SE3 | 5,268 New Homes



# 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. The estimated rental figures were provided by Foxtons & Chase Evans in February 2025 and are 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  
6.3%  
average estimated rental yields

Source: Chase Evans & Foxtons, February 2025

Up to  
29%  
better value than areas with a similar commute time to The City

Source: Dataloft 2024

THE  
REDWOOD

EVERGREEN  
POINT

# Construction Update



Development  
Station  
Entrance

# Build programme

EVERGREEN POINT

Floors 4 – 24

Complete

Floors 25 – 32

Q4 2025/Q1 2026

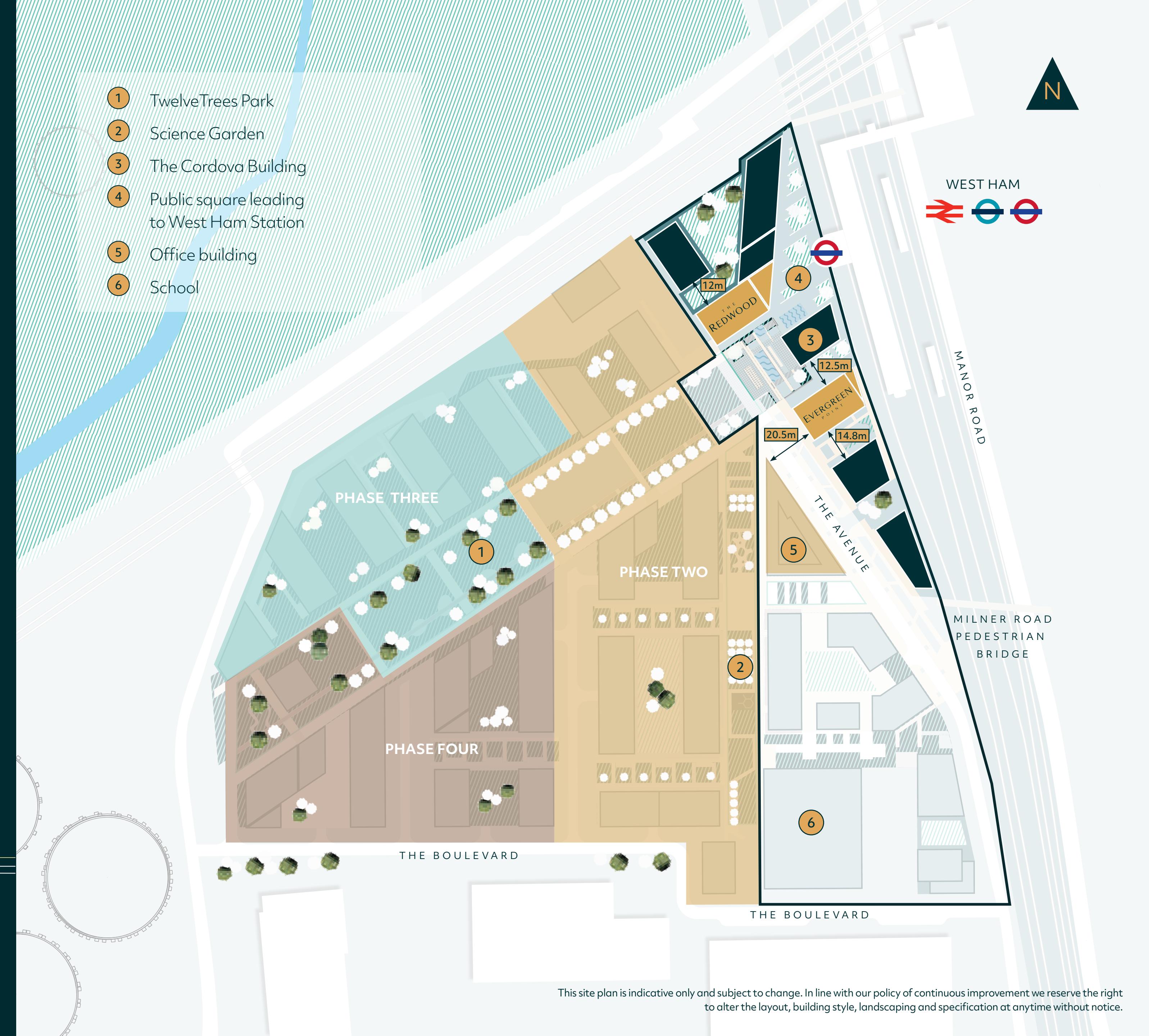
THE REDWOOD

Completions

Q1-Q4 2027



- 1 Twelve Trees Park
- 2 Science Garden
- 3 The Cordova Building
- 4 Public square leading to West Ham Station
- 5 Office building
- 6 School



This site plan is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at anytime without notice.

# 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



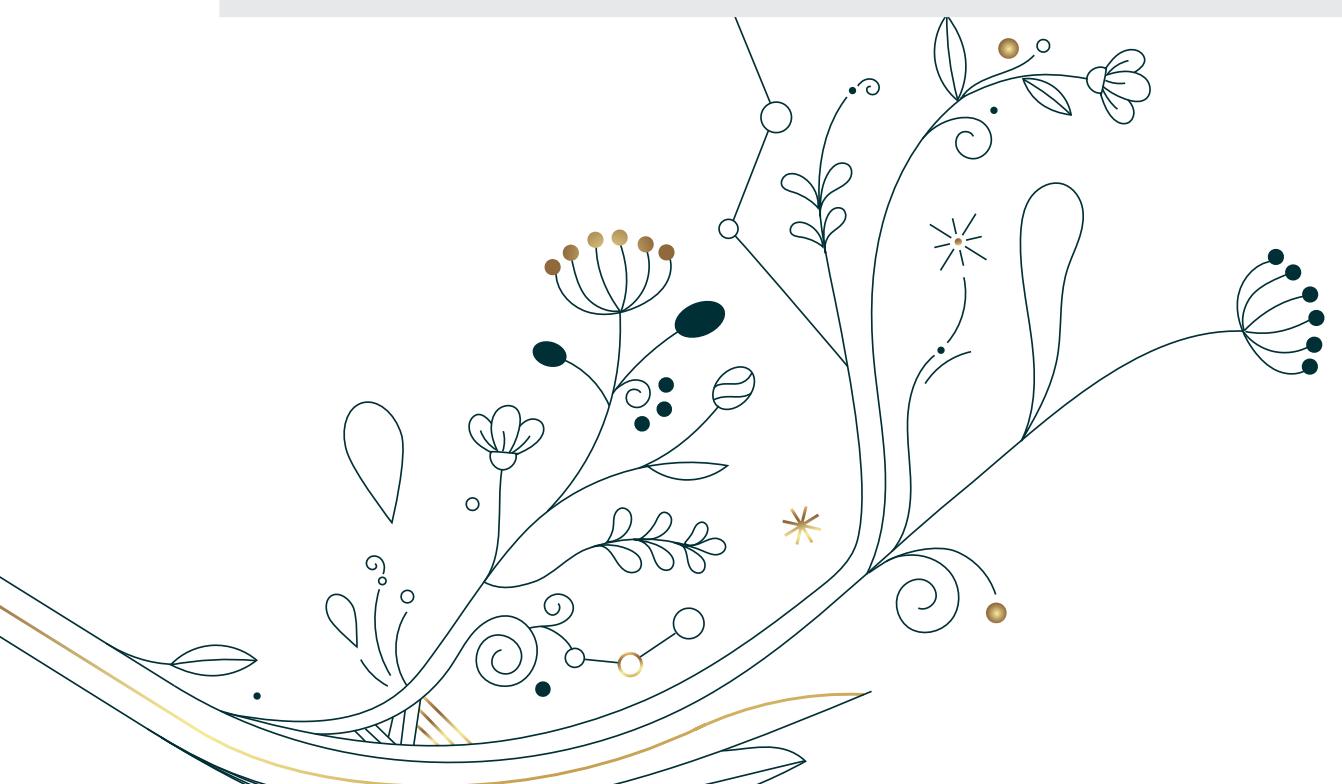


THE  
**REDWOOD**

# 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?



# Why buy with Berkeley?

40+

Years of experience and  
relentless passion for quality

We have built more than

18,400

homes in the last 5 years

Investor in Customers

# GOLD AWARD

maintained for customer service

60+

live developments  
across the UK

We have a strong  
balance sheet with over

£1BN

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

We became the UK's

1ST

carbon positive  
homebuilder in 2018

£2BN

contribution to community  
facilities in the last 5 years

We have made a

£13.8BN

contribution to the UK  
economy in the last 5 years

We have

ZERO

developments that we have  
promised but failed to deliver

**TWELVE TREES  
PARK**  
LONDON E16



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# TWELVETREES PARK

L O N D O N E 1 6

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