

# 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



**Berkeley**  
Group

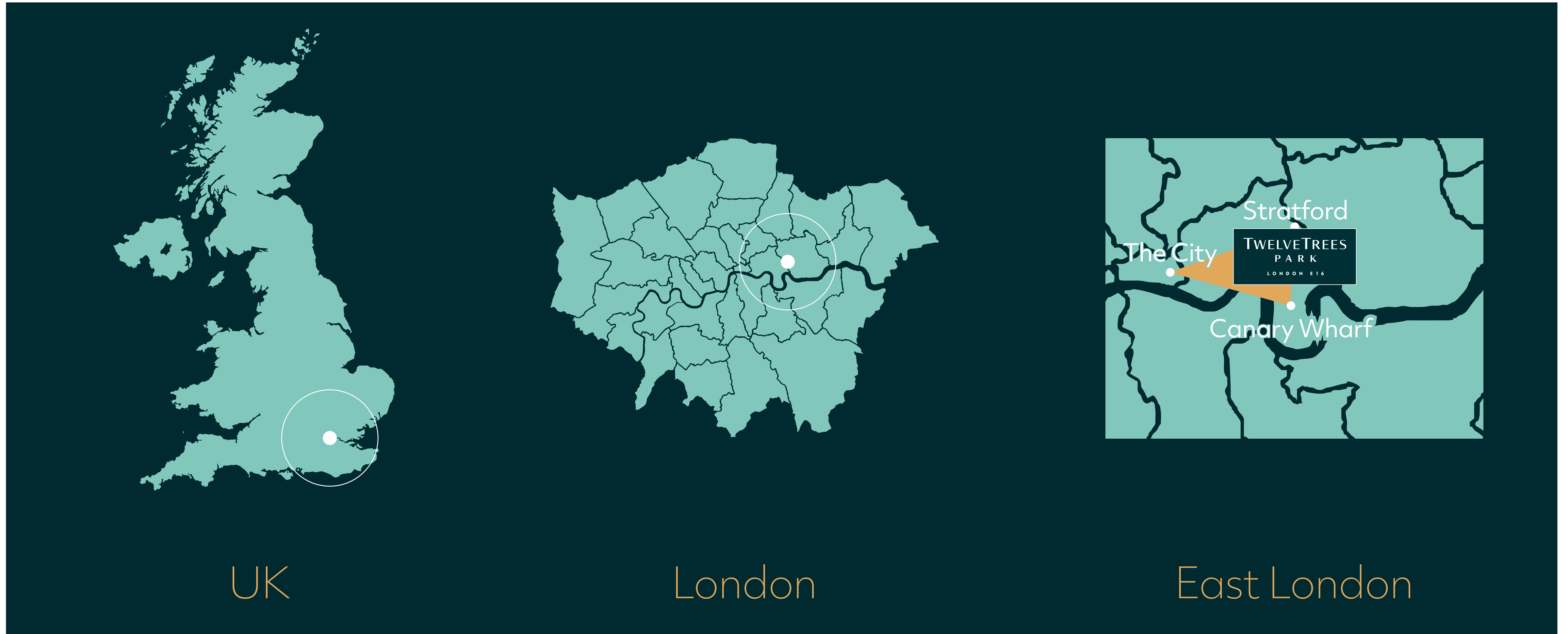
**Berkeley**  
Designed for life

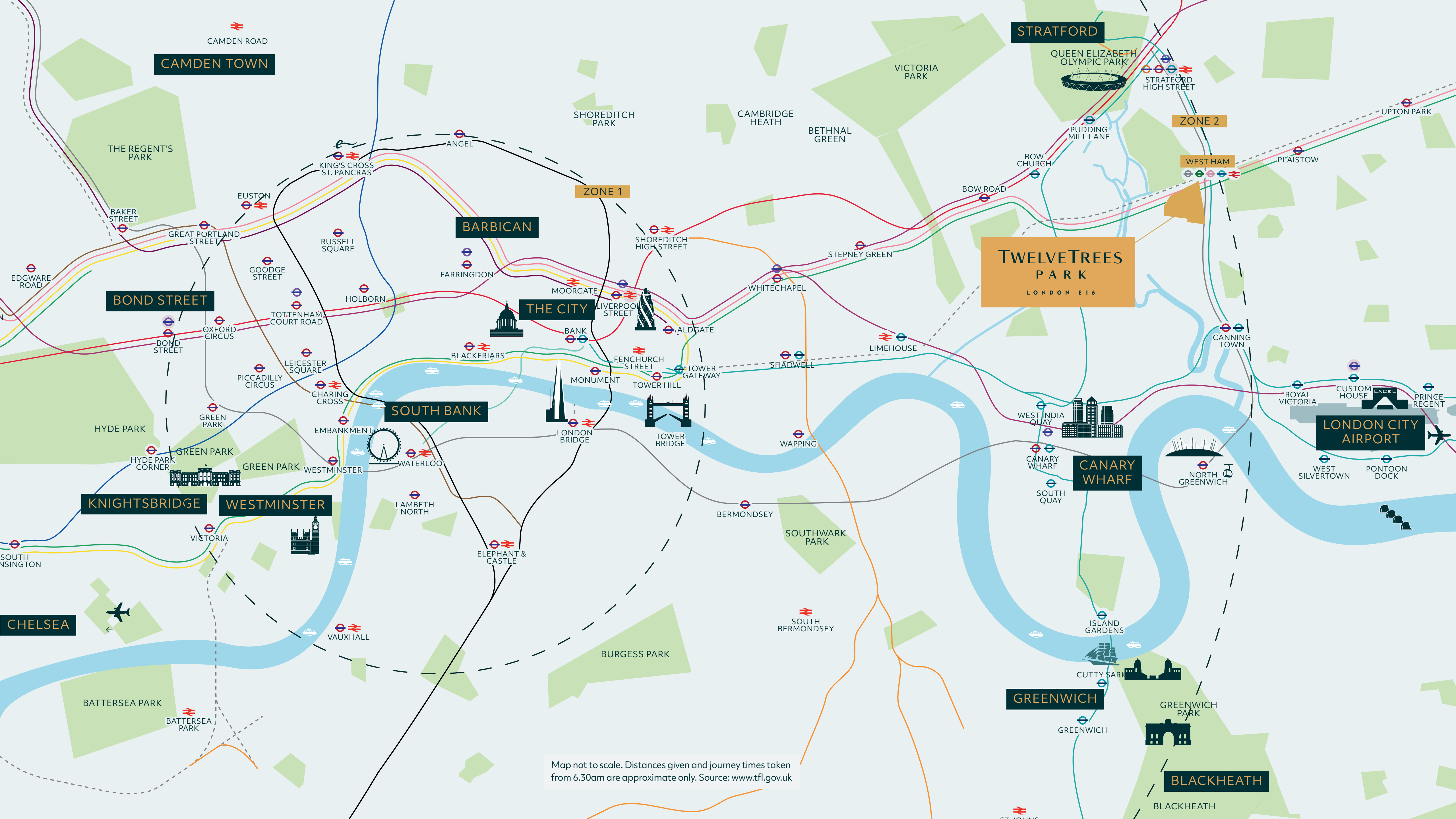






# Where is TwelveTrees Park?





CAMDEN TOWN

STRATFORD

ZONE 2

BARBICAN

ZONE 1

THE CITY

TWELVE TREES PARK  
LONDON E16

SOUTH BANK

CANARY WHARF

LONDON CITY AIRPORT

WESTMINSTER

KNIGHTSBRIDGE

BLACKHEATH

GREENWICH

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



# TWELVETREES PARK

LONDON E16

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



Brand new  
development station  
entrance due 2027





# 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.



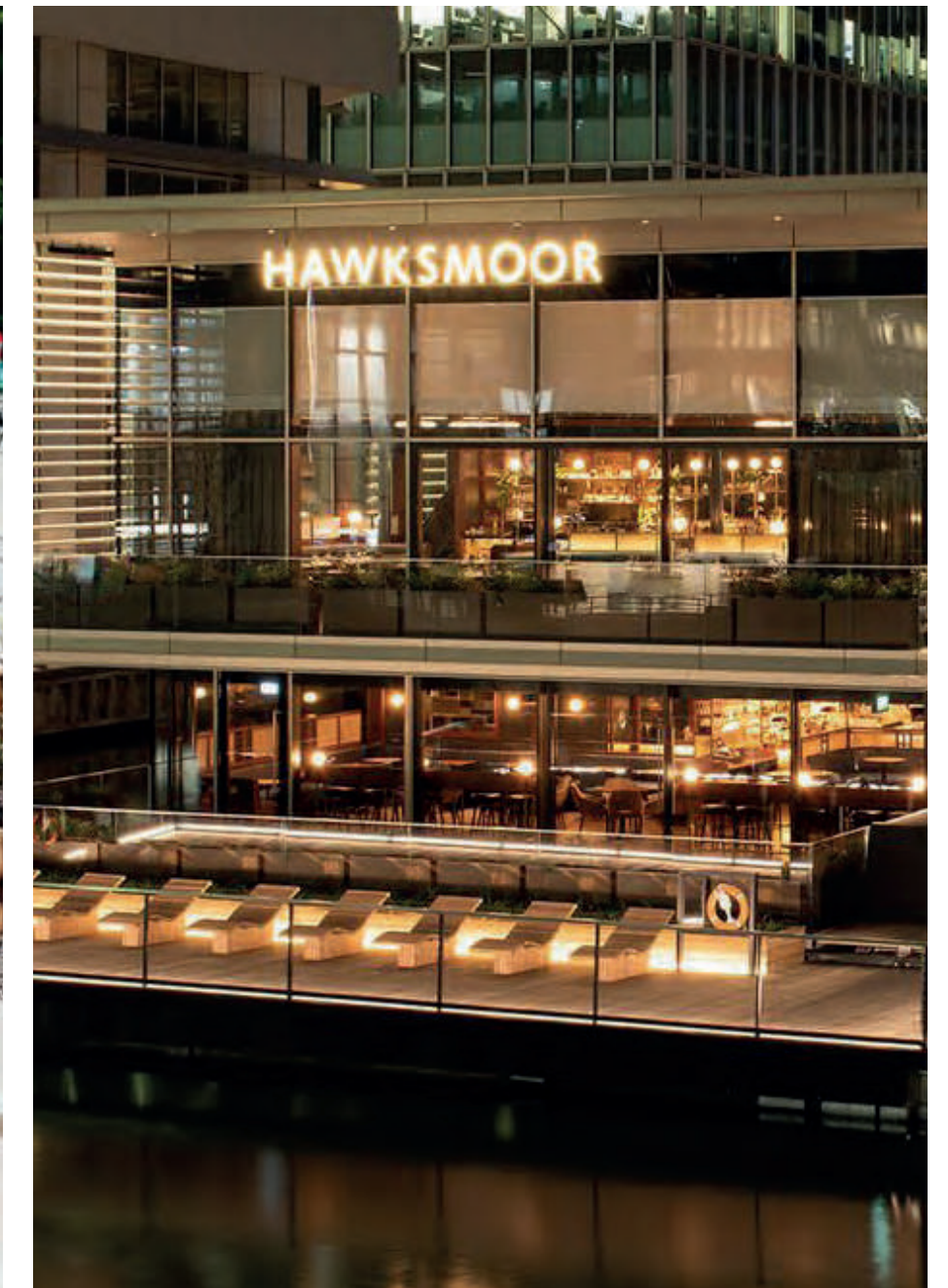
### Ice rink

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](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



Residential

Business

Commercial

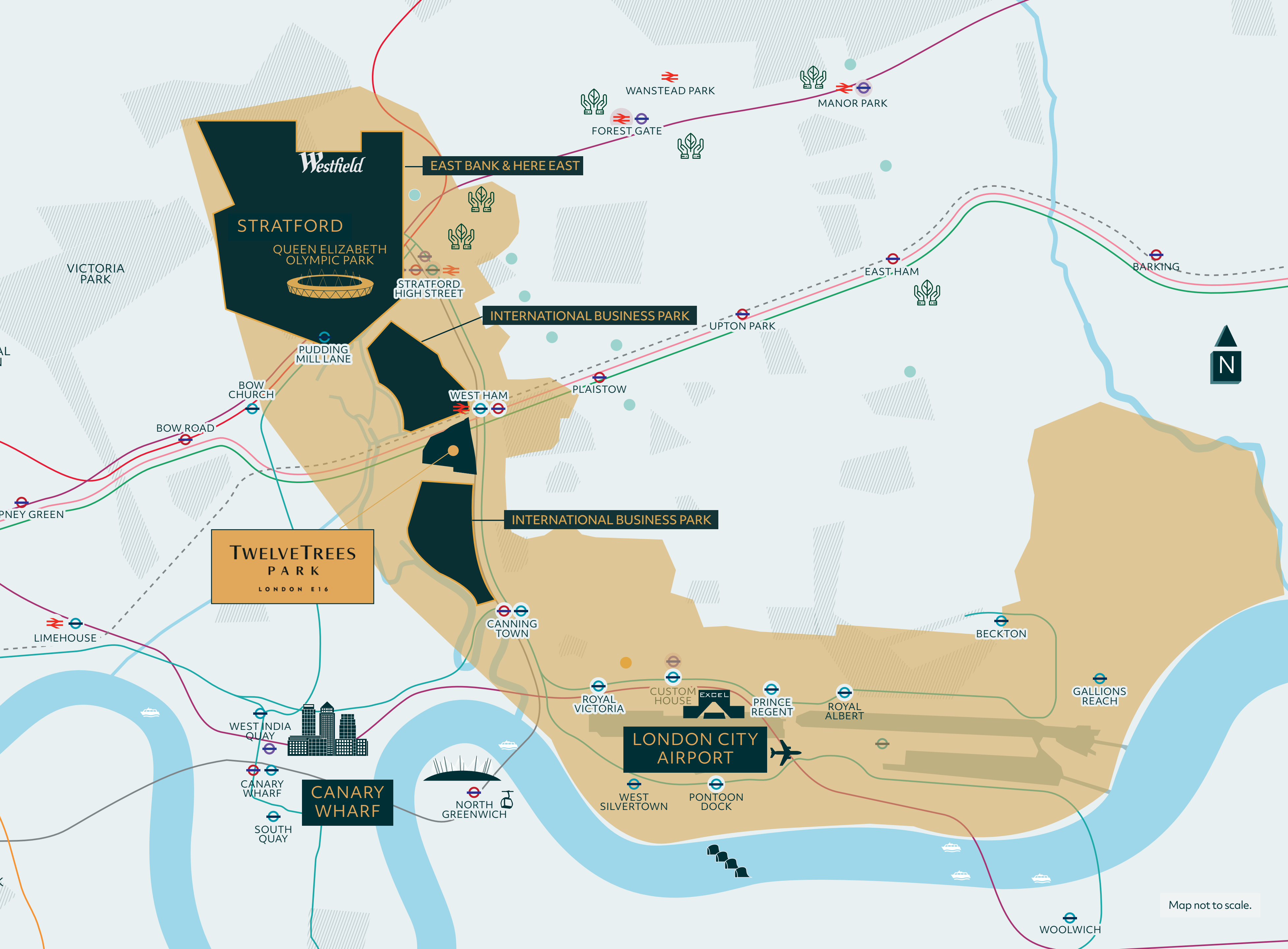
Office and Retail



Arc of Opportunity



Local Centres



Map not to scale.







# 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



CGI is indicative only and subject to change



# Screening Room



CGI is indicative only and subject to change



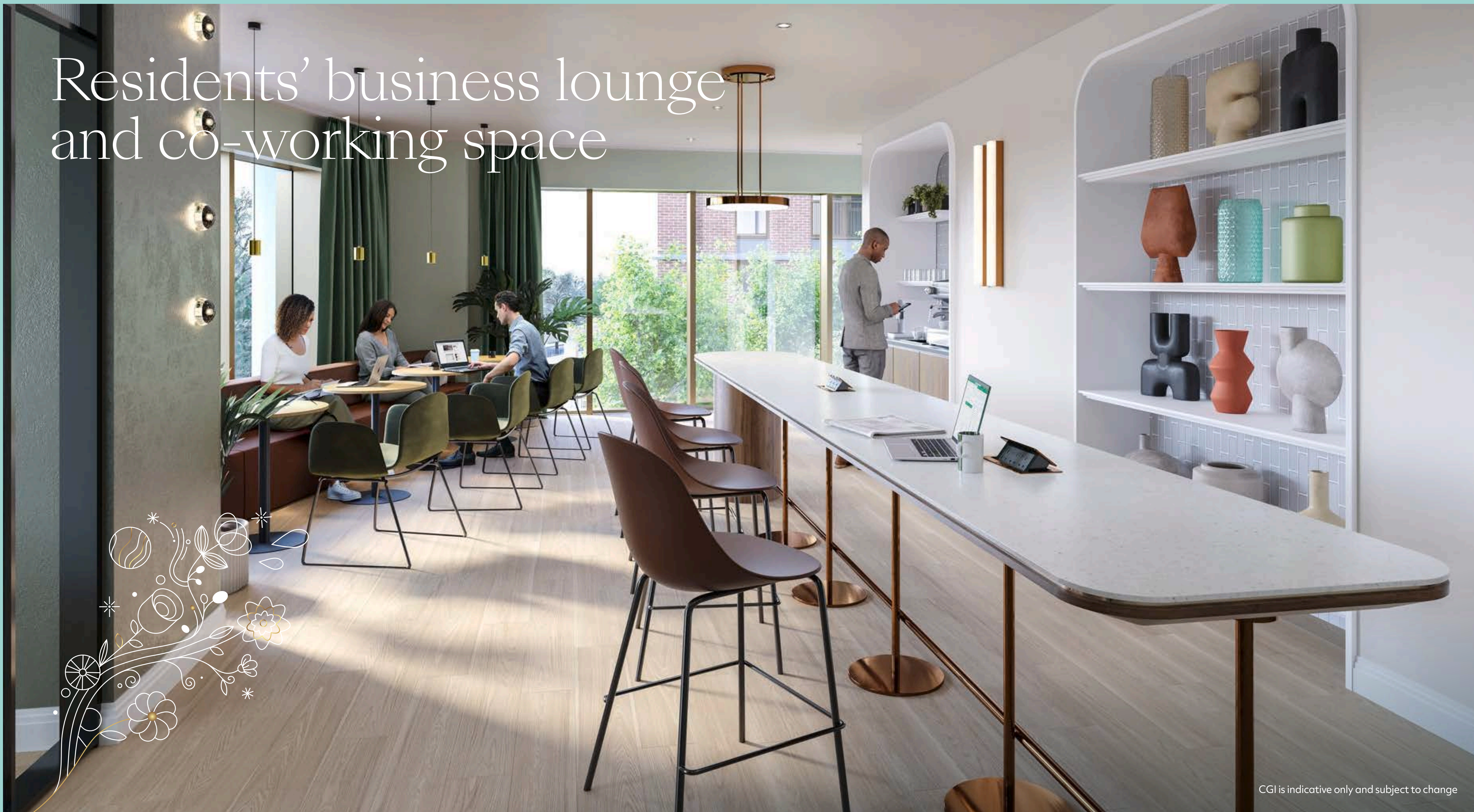
# Residents' Lounge



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

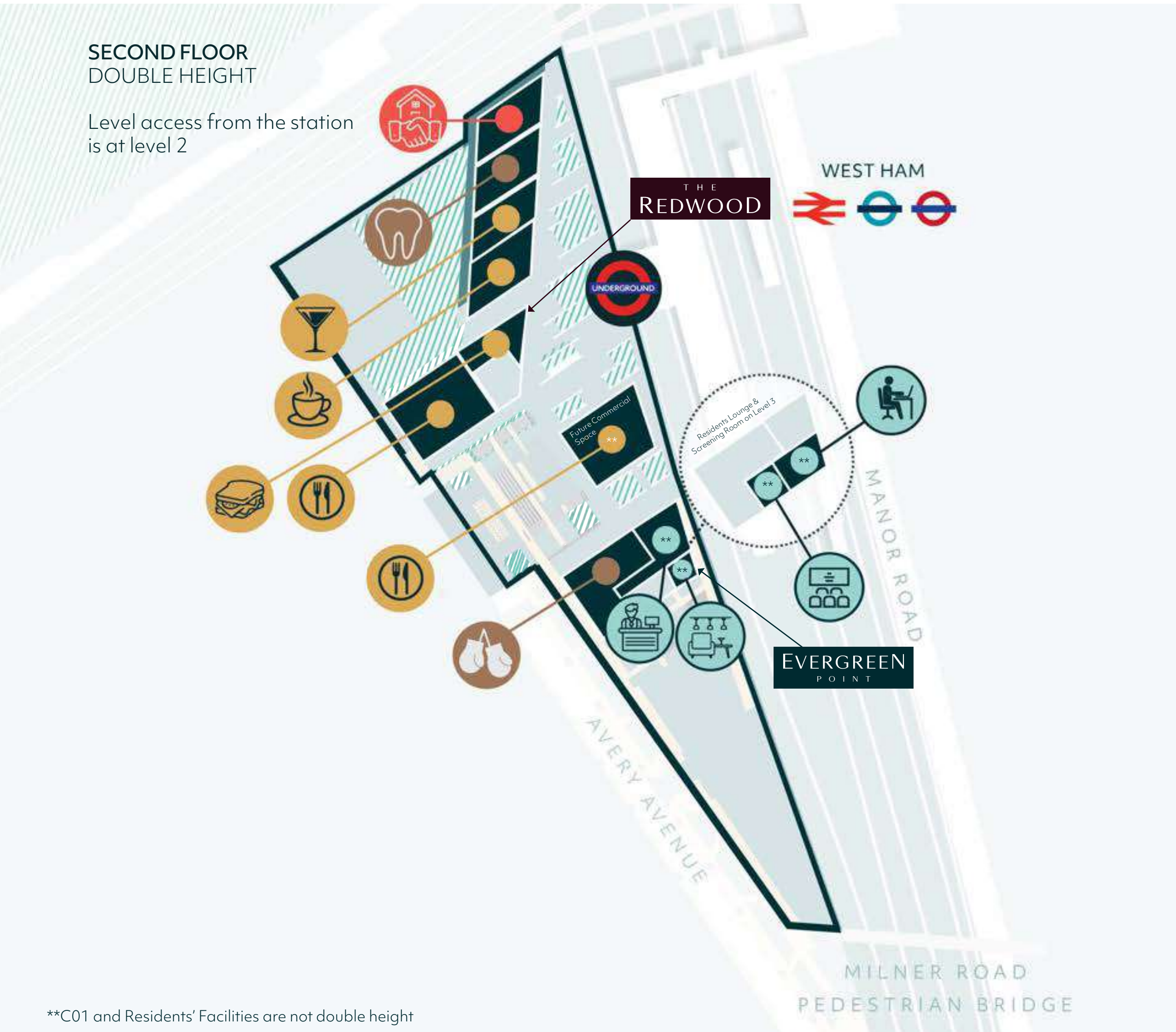
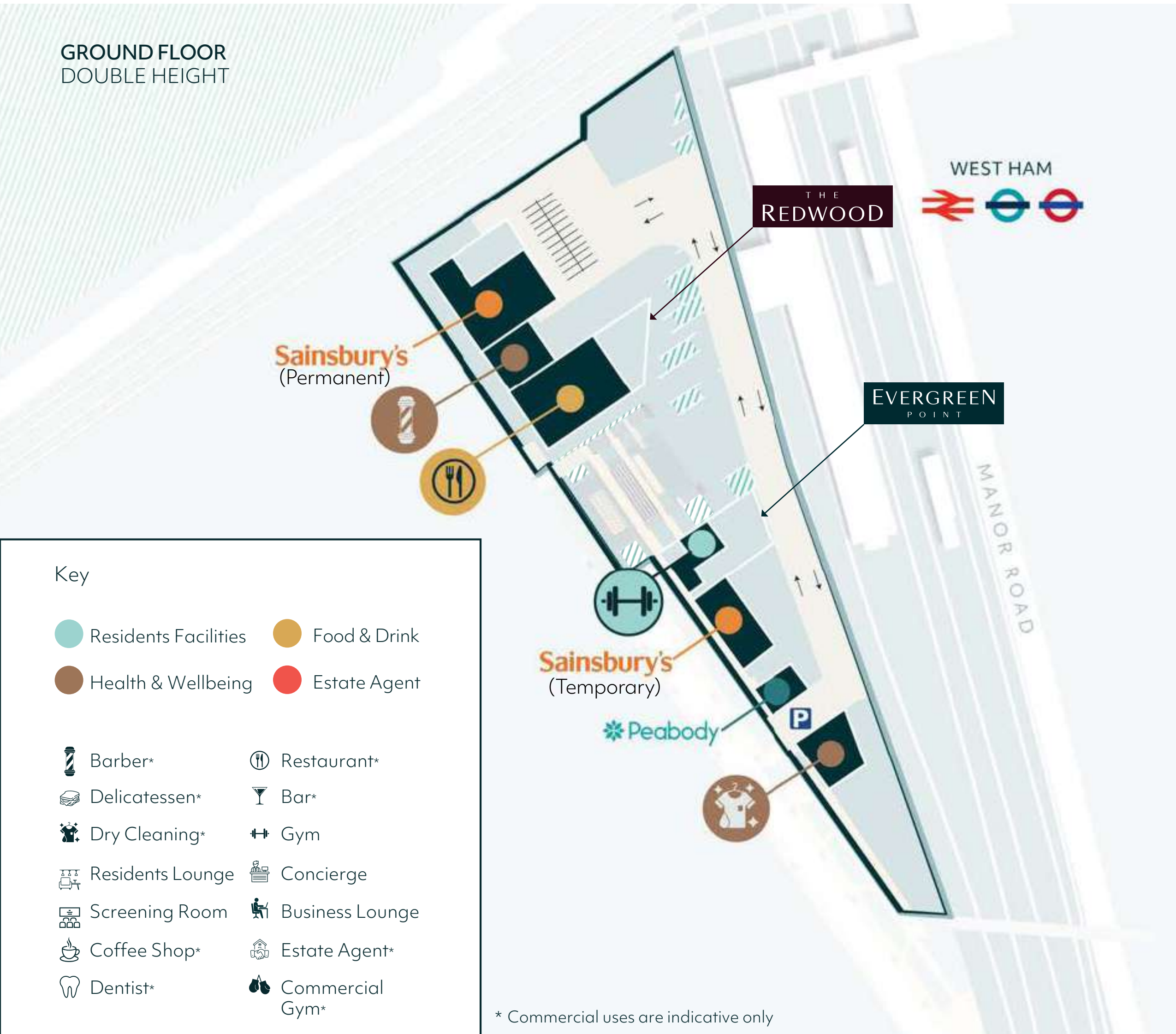


## Park views



# 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.





# 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

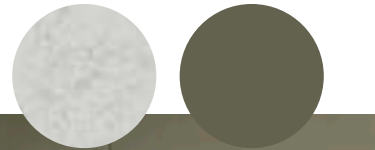
Willow



Ebony



Forest



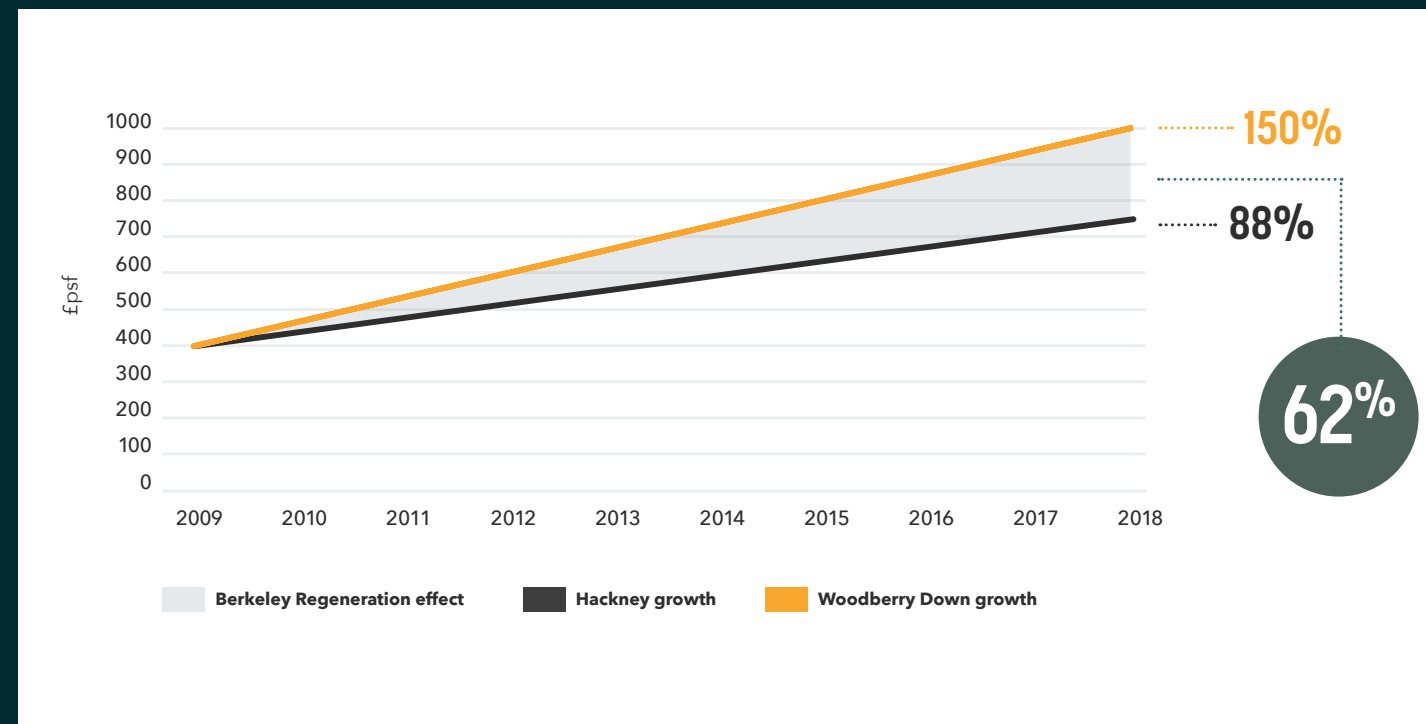


# The Berkeley effect

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

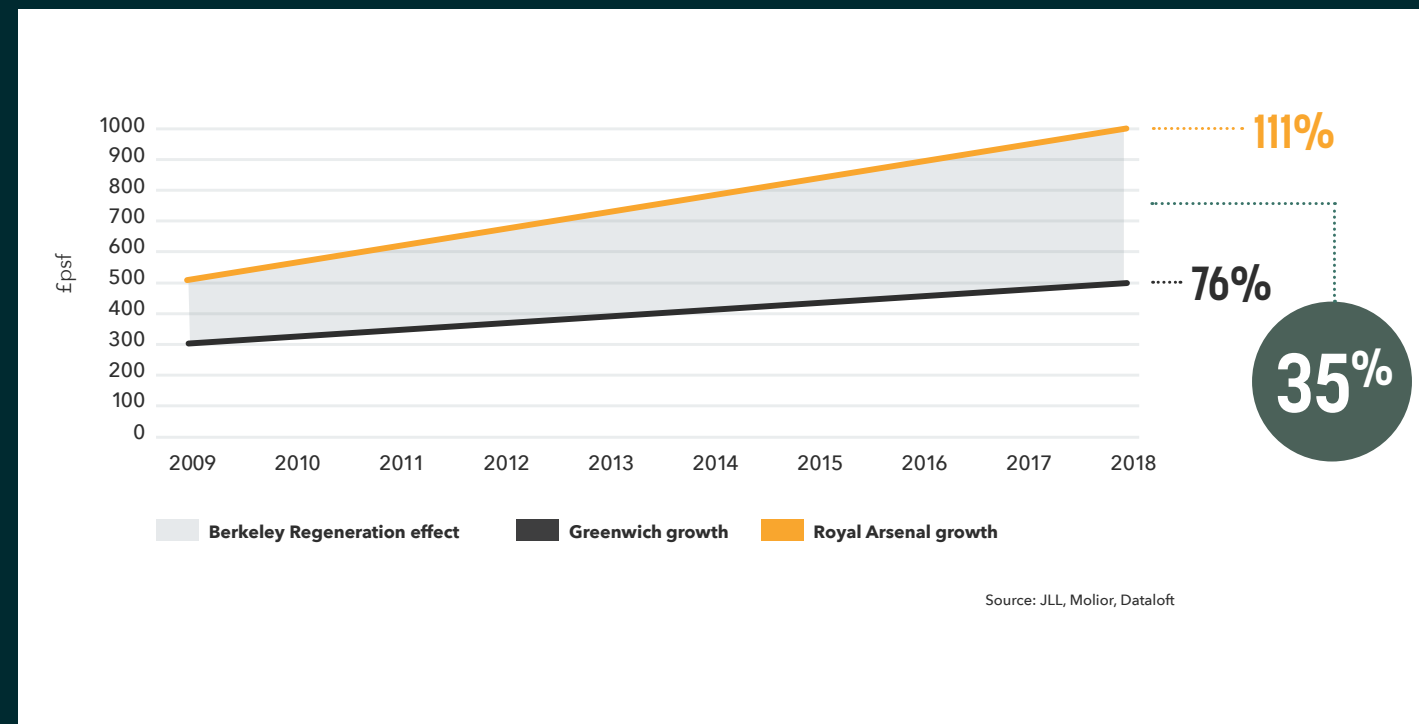
## Woodberry Down

London N4 | 5,500 New Homes



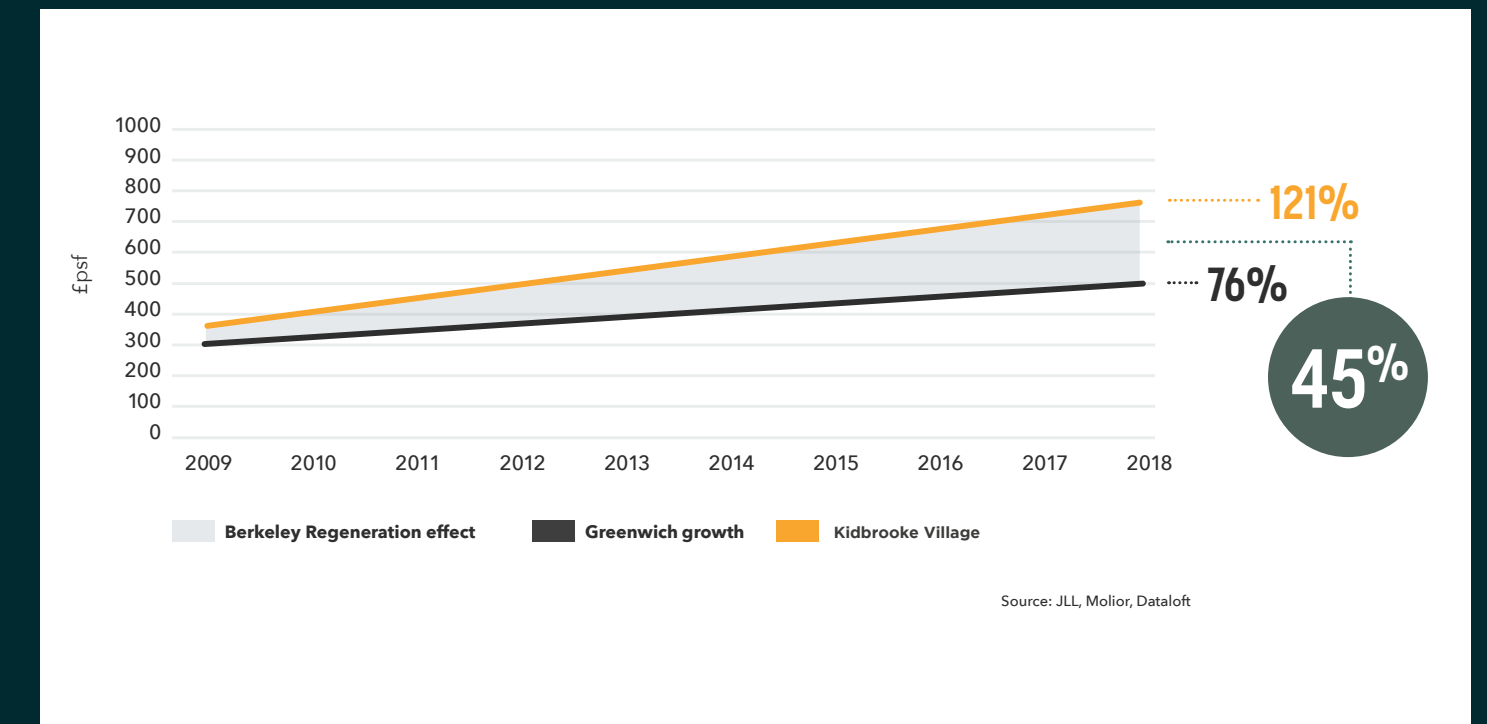
## Royal Arsenal Riverside

London SE18 | 5,163 New Homes



## Kidbrooke Village

London SE3 | 5,268 New Homes

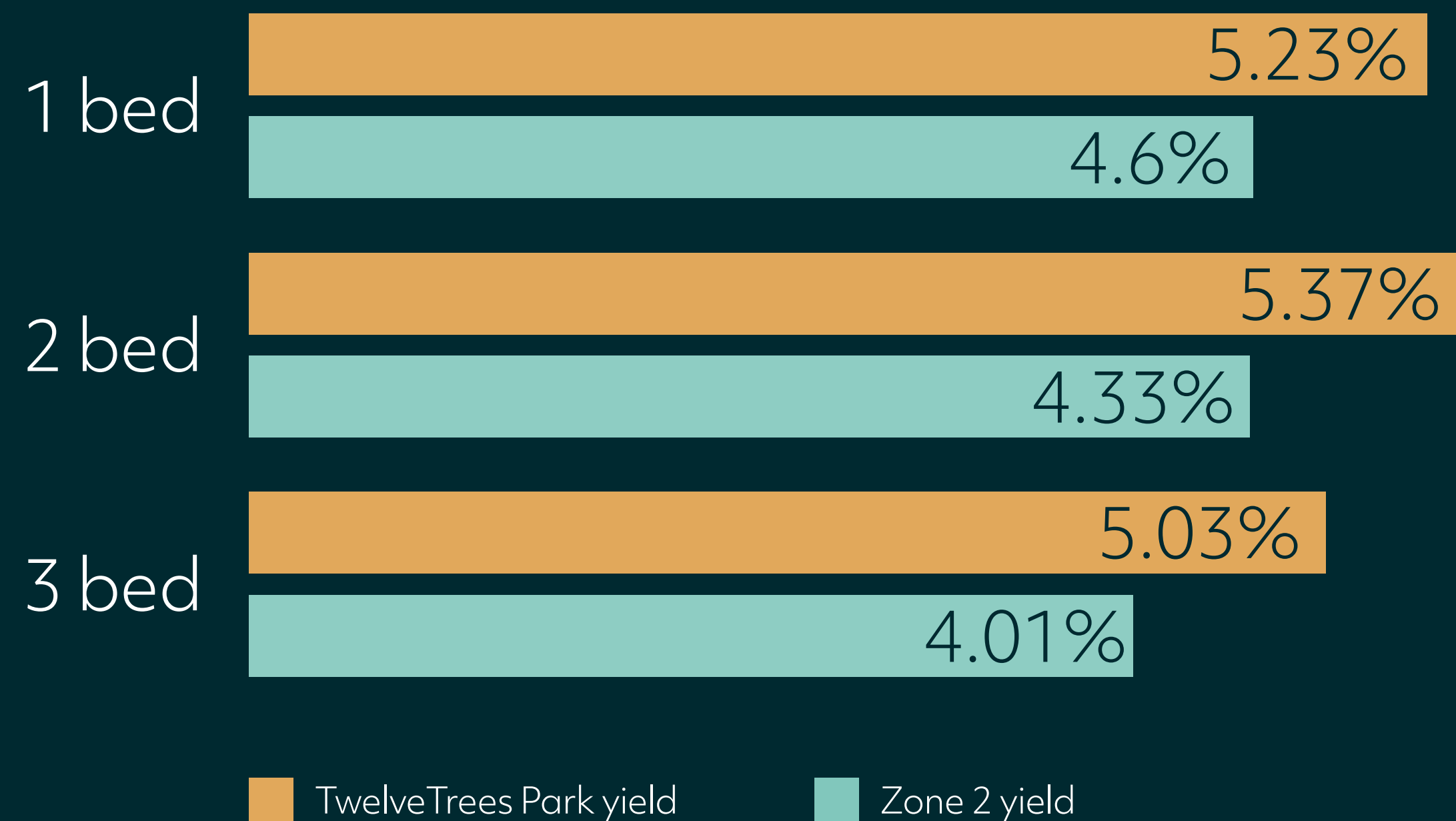




# Strong rental market

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



# Build programme

## EVERGREEN POINT

Floors 4 – 24

Complete

Floors 25 – 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

P O I N T

## 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.”

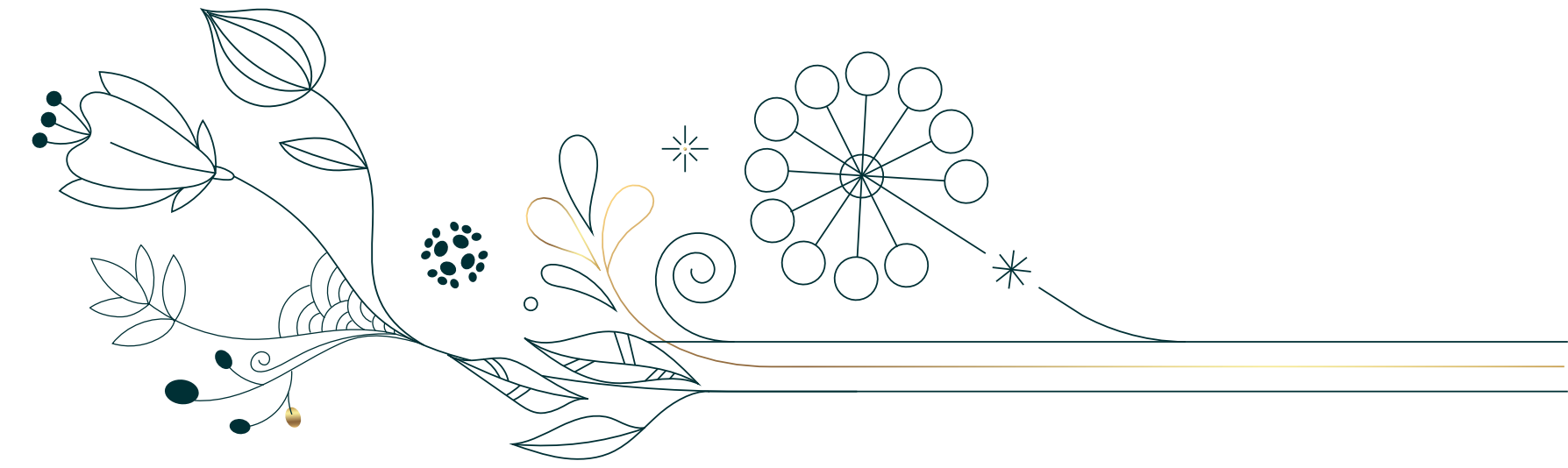
- The Deputy Mayor of London for Housing and Residential Development, Tom Copley



Pre-development



# 12 reasons to buy at TwelveTrees Park?



Under

10

minutes to Stratford,  
Canary Wharf &  
the City of London



Up to

6.3%

estimated yields



Three of UK's top

10

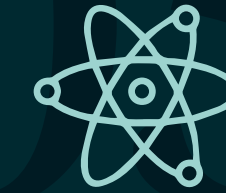
universities within  
25 minutes



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



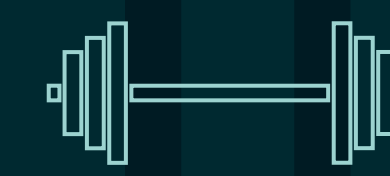
2027

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

TWELVETREES  
PARK

LONDON E16



CGI is indicative only and subject to change



# TWELVE TREES PARK LONDON E16

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