



### 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** Quality page 64 page 104







THE CITY









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.











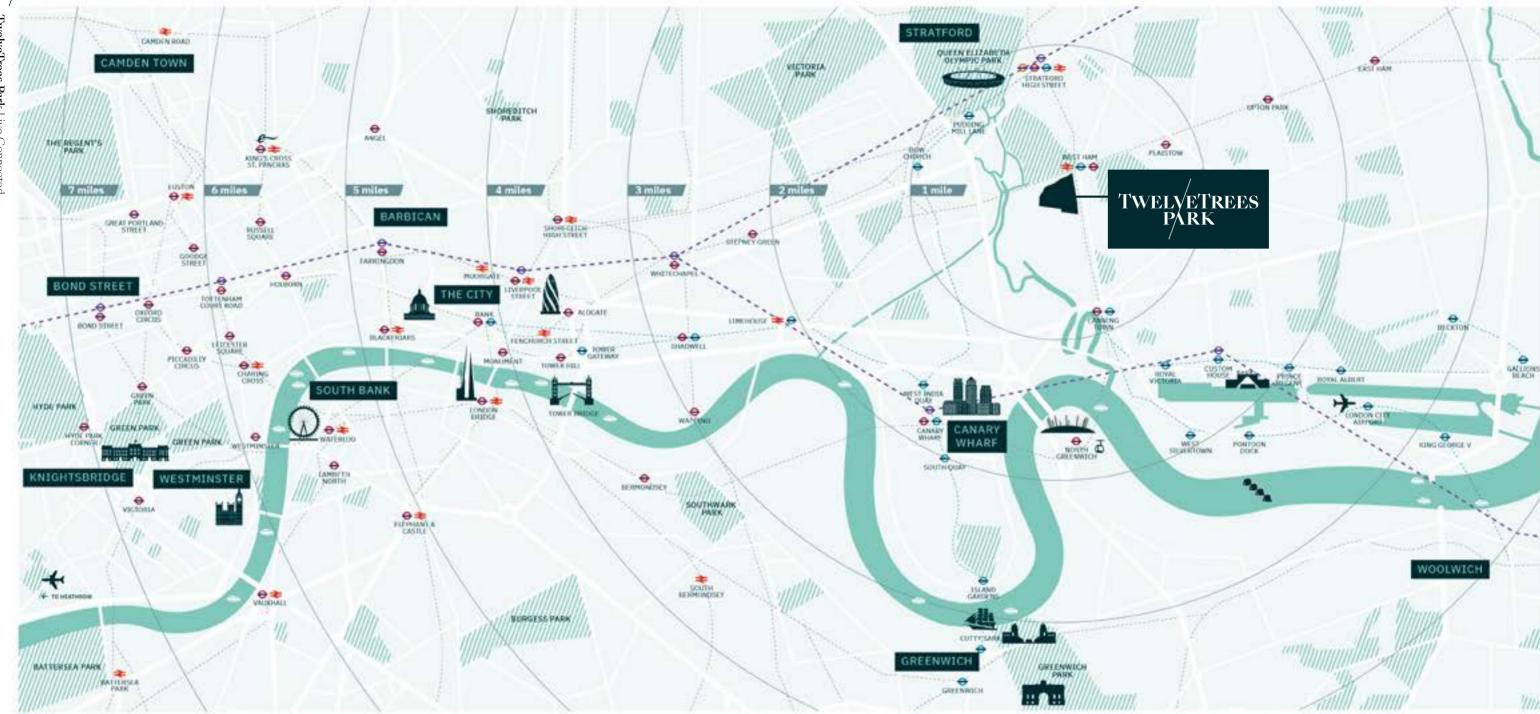


### London

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





**London City Airport**10 Minutes



**Fenchurch Street** 10 Minutes



Monument (Bank)

16 Minutes



King's Cross St Pancras International

25 Minutes

# CONNECTED London living

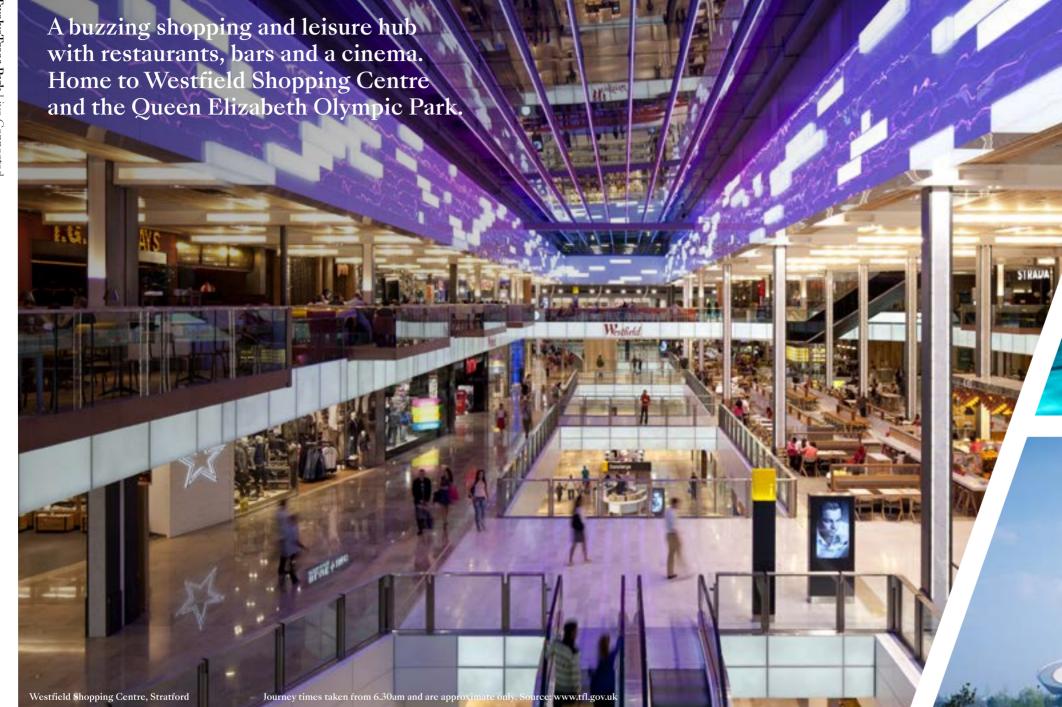
With five major transport lines on your doorstep, London City Airport only 10 minutes away and a choice of links to Eurostar – everything you need really is within easy reach.



### UNRIVALLED connections

from TwelveTrees Park – just take one of the five nearby rail and tube lines. It makes getting to work, university, school





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.

Live connected to London / 21



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.



London Stadium, The Olympic Park, Stratford









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.



Wast 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.













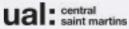














**UCL** 







**University of East London** 11 Minutes Cyprus DLR Station

University of the Arts London 18 Minutes Holborn

**London School of Economics** & Political Science

18 Minutes Holborn

**Cass Business School** 

18 Minutes Moorgate

Goldsmiths, University of London

20 Minutes New Cross

University of Greenwich

22 Minutes Cutty Sark

King's College London 22 Minutes Temple

**University of Westminster** 

22 Minutes Oxford Circus

**Central Saint Martins** 

25 Minutes King's Cross

University College London (UCL)

29 Minutes Euston Square

London School of Hygiene & Tropical Medicine

29 Minutes Goodge Street

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





# 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.

- 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
- Office building
- Office/workshop
- 10 East London Science School





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.

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.

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.

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.



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.

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











### 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.







**Specification** 

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.







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

### Life

Page 54 — Facilities

Page 58 — The hub

Page 62 — On-site amenities









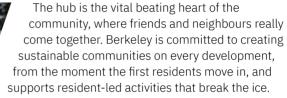
### Amenities here for your convenience

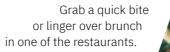
Imagine having a gym on your doorstep – how much more motivated would you be to keep fit? Or having a screening room on site? A fantastic range of amenities are available for you, including a fitness suite and screening room, residents' lounge and modern business space.



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

Meet friends or catch up on work over a coffee.













### Your space

Page 66 — Floorplates - Facilities

Page 70 - Floorplates

Page 78 — Floorplans

Page 90 — Your choice of finishes

Page 100 - Specification



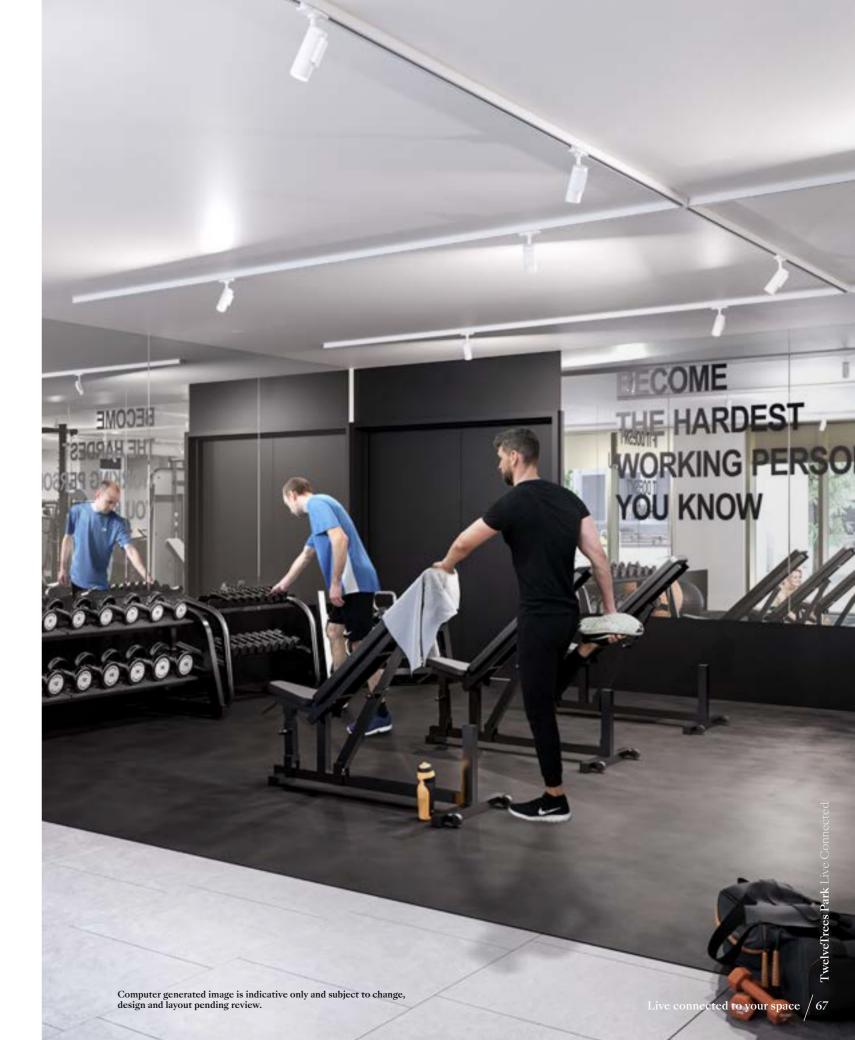
# GROUND FLOOR - FACILITIES Gym





### Floors

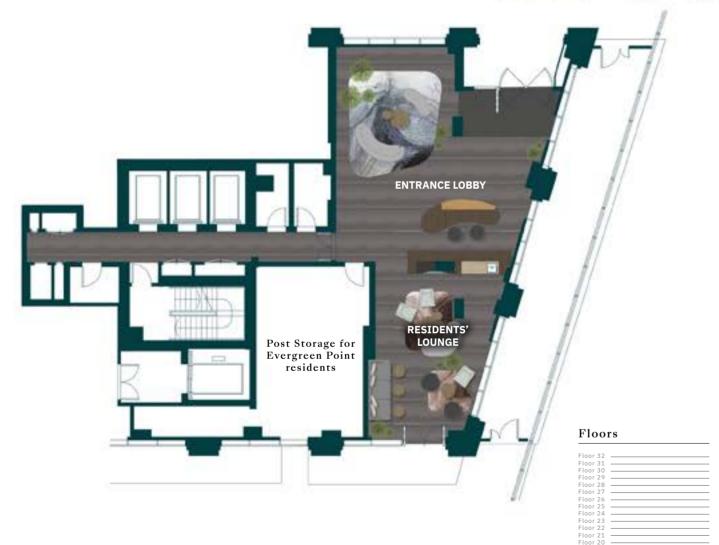
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### FLOOR 02 - FACILITIES Entrance lobby and residents' lounge

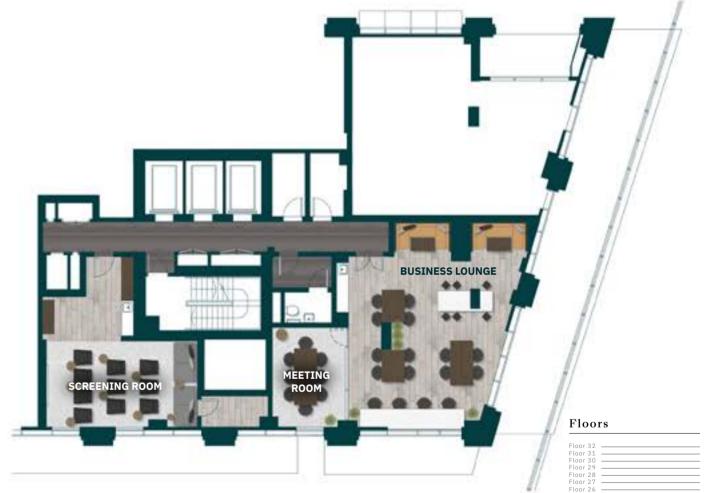
Level access from the station is at Level 2.





## FLOOR 03 - FACILITIES Screening room and business lounge





# **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	f
37.7	54	111		044	54	

# Apartments 04.04 - 09.04

45.0 sc	a m	484 sa f

# Apartments 04.05 - 09.05

8.6 sq	m	630 sq ft

# Apartments 04.06 - 09.06

80.0 sa m	861 s	а

### Apartments 04.07 - 09.07

94.6 sq	m	1,018 sq ft

### Apartments 04.08 - 09.08

44.2 sa m	476 sa f

# Key









# **FLOORPLATES** Floor 10





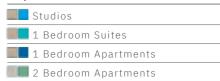
Apartment 10.01	
57.3 sq m	616 sq 1
Apartment 10.02	
55.4 sq m	596 sq
Apartment 10.03	
82.6 sq m	889 sq
Apartment 10.04	
58.6 sq m	630 sq f
Apartment 10.05	
80.0 sq m	861 sq

# Apartment 10.07

94.6 sq m

44.2 9	sg m	4	476 sa ft





1,018 sq ft

# **FLOORPLATES** Floors 11-17 & 19-31

Views to The City







# Apartments 11-17.01 & 19-31.01

57.3 sq m

### Apartments 11-17.02 & 19-31.02

64.5 sq m

# 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

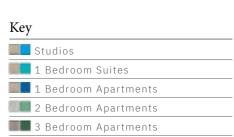
### Apartments 11-17.06 & 19-31.06

94.6 sq m 1,018 sq ft

### Apartments 11-17.07 & 19-31.07

44.2 sq m





# **FLOORPLATES** Floor 18





Views to West Ham Park

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	f

# Apartment 18.04

58.6	sg m	630 sg ft

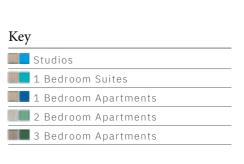
### Apartment 18.05

80.0	sq	m		861 sq

# Apartment 18.06

94.6 sq m	1,018 sq f
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Views to Canary Wharf





Floors





Total Area

Bedroom

Kitchen/Living/Dining

ley								
				Ī			D	

Measurement Points С Cuphoard

U

,	Cuppoard
ſ	Utility Cupboard
V	Wardrobe

# 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.

45.0 sq m

5.41m x 2.95m

3.36m x 3.15m

484 sq ft

17'9" x 9'8"

11'0" x 10'4"

Floors: 04-09

Apartments: 04-04 to 09-04



### Floors

Key

Measurement Points

C Cupboard U Utility Cupboard

W Wardrobe

### 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"

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# One Bedroom Apartment Type 1

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





Total Area

Living/Dining

Kitchen

Bedroom

# Kev Floors

110	7
<b></b>	Measurement Points
C	Cupboard
U	Utility Cupboard
W	Wardrobe

Floorplate

Floor	04 Sh	own	
	T		

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57.3 sq m

3.65m x 2.20m

4.86m x 3.33m

3.35m x 4.50m

616 sq ft

11'11" x 7'2"

15'11" x 10'11"

10'11" x 14'9"

# One Bedroom Apartment Type 2

 $\sqrt{\frac{1}{N}}$ 



Floors	Ke	y
Floor 32	<b>&gt;</b>	Measuremen
Floor 31		Cuphoord
Floor 30		Cupboard
loor 29	1.1	Utility Cupbo
oor 28		Othlity Cupbo
loor 27	XA7	Wardrobe
loor 25		
Innr 24		
Inor 23		
loor 22		
loor 20		
loor 19		
loor 18		1 .
loor 17	F10	oorplate
loor 16		
Floor 15		or 04 Shown
loor 14		01 04 SHOWH
loor 13		
1001 12		
loor 11		
1001 10		- 1 1
1001 0 7		- 1 1
-loor 08 -loor 07		
1001 07		
Floor 03		

Ke	у
<b></b>	Measurement Points
C	Cupboard
U	Utility Cupboard
W	Wardrobe

_	F r L	

otal Area	58.6 sq m	630 sq ft
itchen	3.05m x 2.47m	10'0" x 8'1"
iving/Dining	7.29m x 4.20m	23'11" x 13'9"
edroom	3.32m x 3.95m	10'10" x 12'11"

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Floors: 04-31

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

Floors: 04-09

**Apartments:** 04-03 to 09-03





Total Area

Living/Dining

Kitchen

Bedroom

loors	Ke	y
oor 32	C U W	Measurement Points Cupboard Utility Cupboard Wardrobe

### Floorplate Floor 04 Shown



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59.9 sq m

2.24m x 2.79m

4.96m x 5.53m

3.13m x 5.03m

644 sq ft

7'4" x 9'1"

16'3" x 18'2"

10'3" x 16'6"

# One Bedroom Apartment Type 4





### Floors

Floor 32 Floor 31 Floor 29 Floor 28 Floor 27 Floor 26 Floor 25 Floor 24 Floor 23 Floor 22 Floor 21 Floor 20 Floor 19	C U W	Measurement Points Cupboard Utility Cupboard Wardrobe
Floor 17	Flo	orplate
Floor 15 Floor 14 Floor 13 Floor 12	Floo	or 11 Shown
Floor 11 Floor 10 Floor 09 Floor 08 Floor 07 Floor 06		
Floor 05 Floor 04 Floor 03 Floor 02		

### Key

С	Cupboard
U	Utility Cupboard
W	Wardrobe

### rplate



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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Floors: 11-31

**Apartments:** 11-02 to 31-02

# One Bedroom Apartment Type 5

Floor: 10 Apartment: 10-02

# Two Bedroom Apartment Type 1

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







# Floors Floor 32 Floor 32 Floor 33 Floor 30 Floor 20 Floor 28 Floor 29 Floor 26 Floor 25 Floor 25 Floor 29 Floor 20 Floor 20 Floor 21 Floor 21 Floor 21 Floor 19 Floor 19 Floor 19 Floor 19 Floor 19 Floor 10 Floor 15 Floor 15 Floor 15 Floor 10 Flo

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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Floors	Ke	У
Floor 32		Measurement Points
Floor 31 ———————————————————————————————————		Cupboard
Floor 29		
Floor 28		Utility Cupboard
Floor 27		Wardrobe
Floor 26		Walulobe
Floor 25 — Floor 24 — Floor 25 — Floor 26 —		
Floor 23		
Floor 22		
Floor 22 —————————————————————————————————		
Floor 20		
Floor 19		
Floor 18		
Floor 17	Flo	oorplate
Floor 16 -		
Floor 15 -		or 04 Shown
Floor 14		or 04 Shown
Floor 13		
Floor 12 — Floor 11 — Floor 12 —		
Floor 10 —		
Floor 10 Floor 09		
Floor 08		
Floor 07		
Floor 06		
Floor 05		<del></del> / /
Floor 04		

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





# Two Bedroom Apartment Type 3

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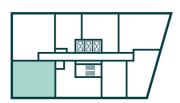
loors	Ke	y
or 32	C	Measurement P Cupboard Utility Cupboard Wardrobe

Key	y
<b></b>	Measurement Points
С	Cupboard
U	Utility Cupboard
W	Wardrobe

Total Area	80.0 sq m	861 sq ft
Kitchen	3.05m x 2.44m	10'0" x 8'0"
Living/Dining	3.53m x 5.80m	11'6" x 19'0"
Bedroom 1	3.16m x 4.76m	10'4" x 15'7"
Bedroom 2	2.83m x 4.65m	9'3" x 15'3"

# Floorplate

Floor 04 Shown



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### Floors

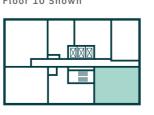
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Floor 10	
Floor 09	
Floor 08	
Floor 07	
Floor 06	
Floor 05	
Floor 04	
Floor 03	
Floor 02	
Floor 01	
Ground	

# ▶ Measurement Points

C	Cupboard
U	Utility Cupboard
W	Wardrobe

# Floorplate

Floor 10 Shown



Total Area	82.6 sq m	889 sq ft
Kitchen	3.09m x 2.44m	10'1" x 8'0"
Living/Dining	3.74m x 5.80m	12'3" x 19'0"
Bedroom 1	3.16m x 4.75m	10'4" x 15'7"
Bedroom 2	2.90m x 4.75m	9'6" x 15'7"

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Floors: 10-31

**Apartments:** 10-03 to 31-03

# Three Bedroom Apartment

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

10-06 to 31-06





Total Area

Living/Dining

Bedroom 1

Bedroom 2

Bedroom 3

Kitchen

$\mathbf{F}1$	Oore	

Floo	rs	
Floor 32		
Floor 31		
Floor 30		
Floor 29		
Floor 28		
Floor 27		
Floor 26		
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Floor 20		
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Floor 18		
Floor 17		
Floor 16		
Floor 15		
Floor 14		
Floor 13		
Floor 12		
Floor 11		
Floor 10		
Floor 09		
Floor 08		

### Key

Measurement Points

C Cupboard

U Utility Cupboard

W Wardrobe

# Floorplate

Floor 04 Shown



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94.6 sq m

3.58m x 3.14m

3.96m x 4.13m

3.28m x 3.21m

2.75m x 4.71m

2.75m x 3.00m

1,018 sq ft

12'11" x 13'6"

10'9" x 10'6"

9'0" x 15'5"

9'0" x 9'10"





# 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

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

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.

### Birch

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

A dove coloured porcelain floor tile and pale porcelain tiles to the upper walls with a niche in the bath area. Fully tiled vanity unit with chrome brassware and a chrome feature light.

# Sage

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

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

# Juniper

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

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.

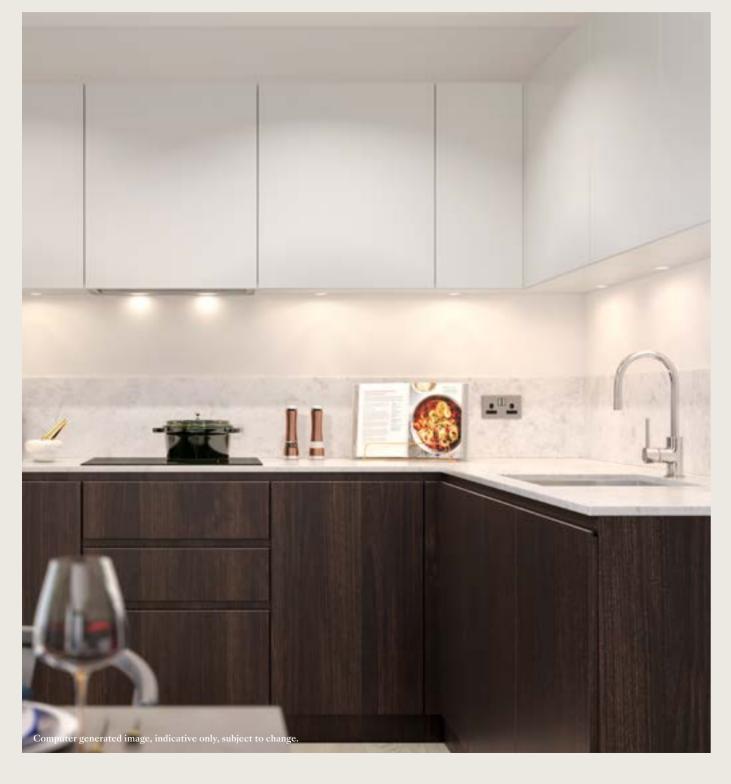


Please note the descriptions included in this brochure refer to the colour rather than the material. Please refer to the specification for detail.



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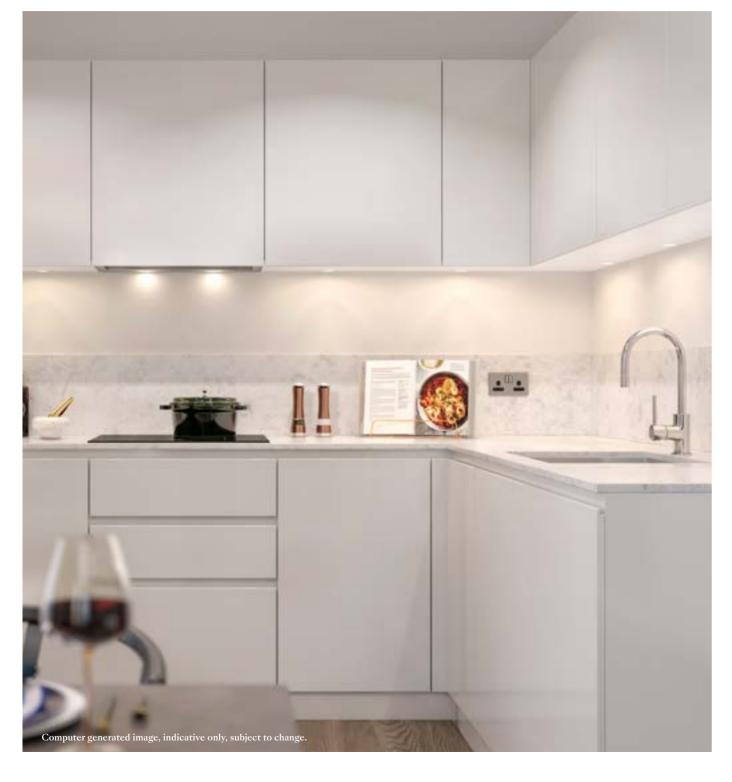
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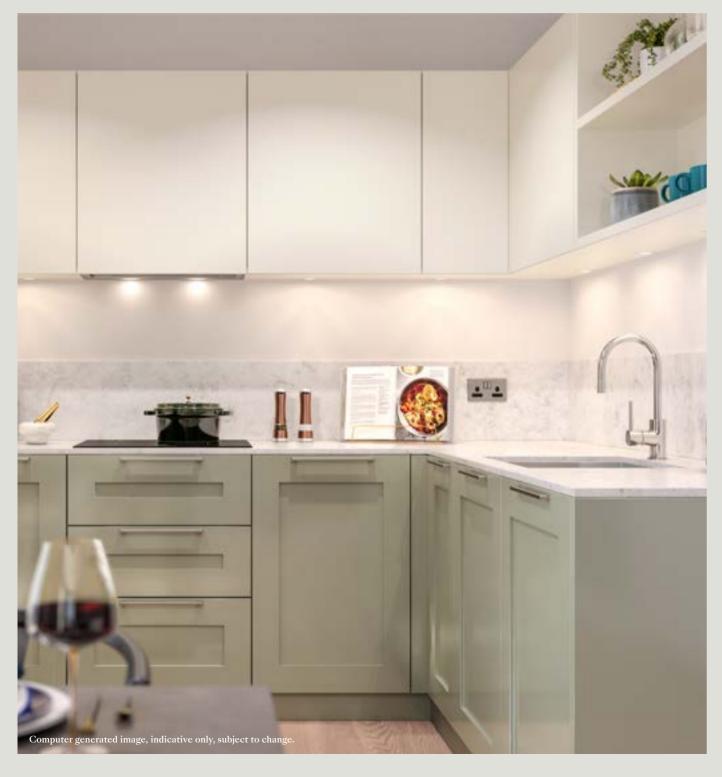
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# FwelveTrees Park Live Connected

# 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 black glass door with 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 softclose 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







- / White ceramic WC with softclose 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

Computer generated images, indicative only, subject to change

### **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)

\* Information correct at time of printing. 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

Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. Berkeley reserves the right to alter, amend or update the specification, which may include changes in the colour, material or brand specified. In such cases, a similar alternative will be provided. Berkeley reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change.



<sup>\*</sup> Information correct at time of printing. Subject to change.

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



# 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.

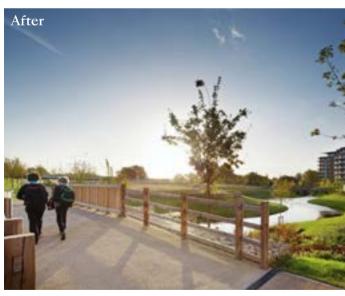


# **BUILDING EXCEPTIONAL** places for people to live

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.



# DESIGNED for life

At Berkeley, we are committed to creating great places where people love to live, work and relax. Where the homes are light-filled, adaptable and finished to very high standards. Where carefully planned public areas enhance wellbeing and quality of life for residents and visitors. Where people feel a sense of community.

# Customers drive all our decisions

We achieve that by putting our customers at the heart of everything we do. First, we strive to understand what our customers want and need - well-built homes, in a pleasant and safe neighbourhood, with plenty of amenities and good transport connections. Then we apply that understanding to all our planning and design decisions.

And for every new development, we challenge ourselves to go further, to improve and innovate, ensuring we satisfy the real needs of our customers in inspiring and sustainable ways.

# Choice and diversity

No two Berkeley customers are the same, so we aim to offer a wide choice of property location, size and type. From central London to major towns and cities; from market towns to rural villages, countryside to the coast – we build in locations our customers love. And whatever home you are looking for, whether that's a city penthouse, a modern studio apartment or traditional family home, you will find the perfect fit for your lifestyle.

# Quality first to last

Quality is the defining characteristic of Berkeley developments, right down to the very last detail. We choose our locations, style of homes, construction practices, materials and specifications with great care. When you buy a new home from Berkeley you can be safe in the knowledge that it is built to high standards of design and quality, has low environmental impact and that you will receive a professional efficient and helpful service from us. For extra peace of mind, all new properties come with a 10-year build warranty.

# Green living

For Berkeley, sustainability isn't simply the latest buzzword. We are committed to creating a better environment within our developments and in the areas that surround them. That's why we build on brownfield sites whenever we can, bringing new life to disused and unloved spaces. We take care to protect the natural environment and enhance biodiversity.

All our homes are designed to reduce water and energy consumption, and to enable residents to recycle waste.

# Commitment to the future

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.





# **SUSTAINABILITY**

This is how we are ensuring sustainability at TwelveTrees Park...

# People, planet, prosperity

Sustainability is fundamental to Berkeley's ethos. In simple terms, we want to ensure the long-term health, wellbeing and prosperity of people and the planet. There are a range of ways we are managing and minimising the environmental impact of our operations and delivery of homes and communities. These are the initiatives we have implemented at TwelveTrees Park.

# Nature and biodiversity

Parkland, trees, flowers, green roofs, ponds, hedges, gardens – these are the fundamentals of a thriving natural environment that can be enjoyed by everyone, even in the heart of the city. They are all part of our commitment to net biodiversity gain on our developments. Within and around TwelveTrees Park, we have created natural habitats that encourage wildlife to flourish. We are working with HTA Architects to engage residents in the natural landscapes that we have created.

# Waste and recycling

We actively encourage all residents to reduce their waste wherever possible. In addition to external recycling bins, we provide integrated recycling bins in kitchens to make it easier to separate and recycle waste.

# Water efficiency

Our homes are designed to high water efficiency standards and are fitted with dual flush WCs, and low-flow taps and showerheads which use less water without compromising convenience and comfort. We also suggest simple steps to reduce water consumption, such as not leaving taps running unnecessarily

# Energy efficiency

Efficient use of electricity and gas helps lower fuel bills and reduces carbon emissions. Our homes have been designed to use less energy than a standard home. They have enhanced levels of thermal insulation and airtightness, and have been fitted with mechanical ventilation units with heat recovery (MVHR). All lighting is low energy and kitchen appliances are A++/A+/A rated.

# Noise reduction

We can't eliminate noise, but we consider the impact of noise in the design of our homes. We consider external noise, such as from nearby roads, and internal noise including the transfer between rooms and floors. We incorporate measures to reduce the different types of noise wherever possible to create a quieter environment.

### Clean air

It is hard to avoid polluted air, particularly in our cities. Throughout TwelveTrees Park we have planted trees, shrubs and flower beds to help create

a cleaner air environment. Within our homes we may provide mechanical ventilation to filter the internal air.

# Sustainable transport

Five major transport lines serving West Ham.

We also provide cycle paths, secure cycle parks and car charging points to encourage the use of sustainable methods of transport, to help reduce air pollution around the development and the wider area. These active methods of transport also help encourage healthier lifestyles.

# Stewardship

Maintaining our communal open spaces and facilities in perpetuity is an important benefit to the whole community. We work with managing agents and residents to ensure that the development remains in pristine condition encourage healthier lifestyles.

# Future-proof design

From the early stages of design, we assess how our homes will stand up to the future effects of climate change, such as how they will be affected by higher summer temperatures, periods of drought, or more extreme rainfall. We are constantly researching how we can ensure that our homes and developments are more resilient to these extremes to understand what new innovative technologies we should use in our future designs.









St James

St Joseph

St William

# **TRANSFORMING** tomorrow

Computer generated image, indicative only, subject to change.

At Berkeley Group our passion and purpose is to build quality homes, strengthen communities and improve people's lives. We are innovating, pushing boundaries and taking action to ensure we have a long-term, positive impact that is good for our customers, the communities we touch, our business and the world around us.

We transform underused sites into exceptional places and we're also transforming the way we work; embracing technology and raising standards, as we continue to deliver an outstanding customer experience and create high-quality homes that delight our customers.

Our Vision 2030 is our ten year plan which



### TRANSFORMING places

Working with local people and partners we create welcoming and connected neighbourhoods where you can be proud to live.



### TRANSFORMING *lifestyles*

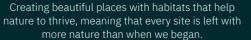
Taking action on climate change and giving you ways to live more sustainably. We're building efficient homes that use less energy over their lifetime, with sustainable travel choices on the doorstep.



### TRANSFORMING futures

Helping people to reach their potential through apprenticeships and training, and programmes supported by the Berkeley Foundation.





TRANSFORMING nature



Please scan this QR code for more information on how we are TRANSFORMING tomorrow

### 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

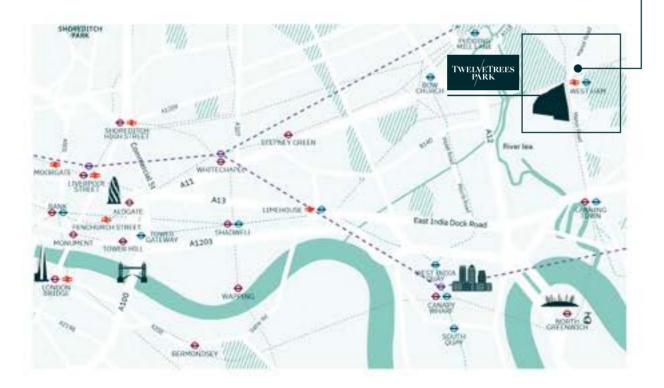
Manor Road, London E15 3FQ

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 statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. TwelveTrees Park, and 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/0522

"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."

SUPPORTED BY

**MAYOR OF LONDON** 

www.TwelveTreesPark.london

