

TWELVETREES
PARK

LONDON E16

SKYLINE
RESIDENCES

THE
REDWOOD

Berkeley
Designed for life

Welcome to The Skyline Residences

Introducing an
exclusive collection
of homes above
the 18th floor,
where panoramic
views elevate your
everyday.

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Computer generated image is indicative only and subject to change

Your Sanctuary Above the City

The Skyline Residences is an exclusive collection of meticulously designed homes, situated above the 18th floor, rising to the 33rd floor.

Situated on the upper levels of this iconic tower, each residence offers sweeping views, where the skyline becomes part of your everyday backdrop.



Your chance to own part of the London Skyline

SOUTH FACING VIEWS

Canary Wharf

Uninterrupted views of gleaming skyscrapers in London's iconic financial & lifestyle hub.



*View accurate at time of capture; subject to change. Each Skyline Residence offers a skyline view, though not all aspects provide the same vantage.

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London City

Breathtaking views of The Shard, The Gherkin and Tower of London - where the city unfolds before you.

City of London Skyline Views

WEST FACING VIEWS

*View accurate at time of capture; subject to change. Each Skyline Residence offers a skyline view, though not all aspects provide the same vantage.

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Olympic Park in full view

NORTH FACING VIEWS

Stratford

Panoramic views of the London Stadium, Olympic Orbit, and Westfield.

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Concierge

THE CORDOVA CLUB

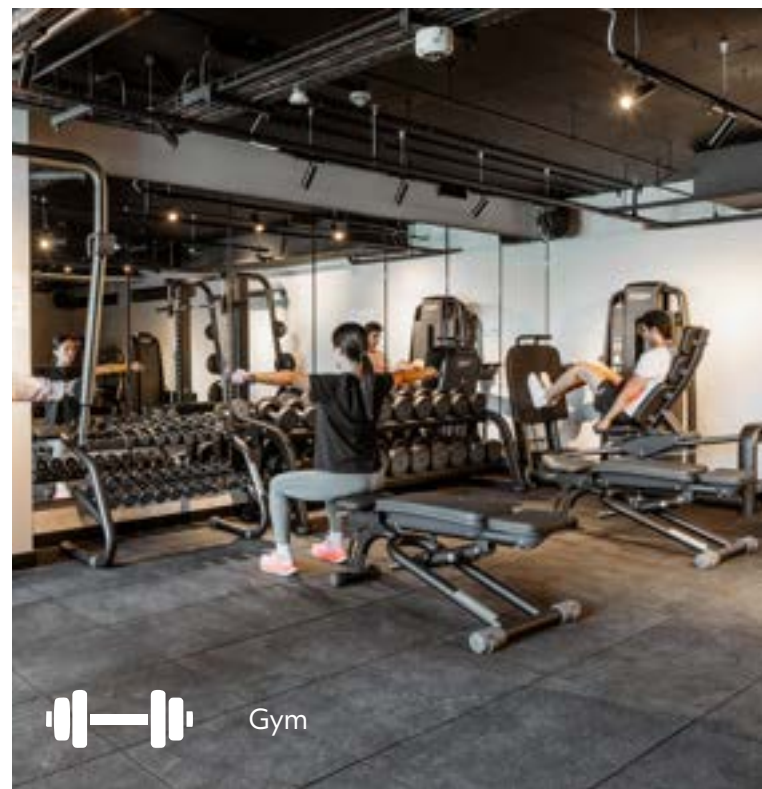
World class residents' facilities

The exclusive Cordova Club provides TwelveTrees Park residents with access to a range of residents only facilities including:

- 24 hour Concierge
- Residents Lounge
- Fully equipped gym
- Residents Business Lounge
- Screening Room
- Wellness Suite*



Residents' lounge



Gym



Screening Room

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THE
CORDOVA
CLUB

Elevated Wellbeing

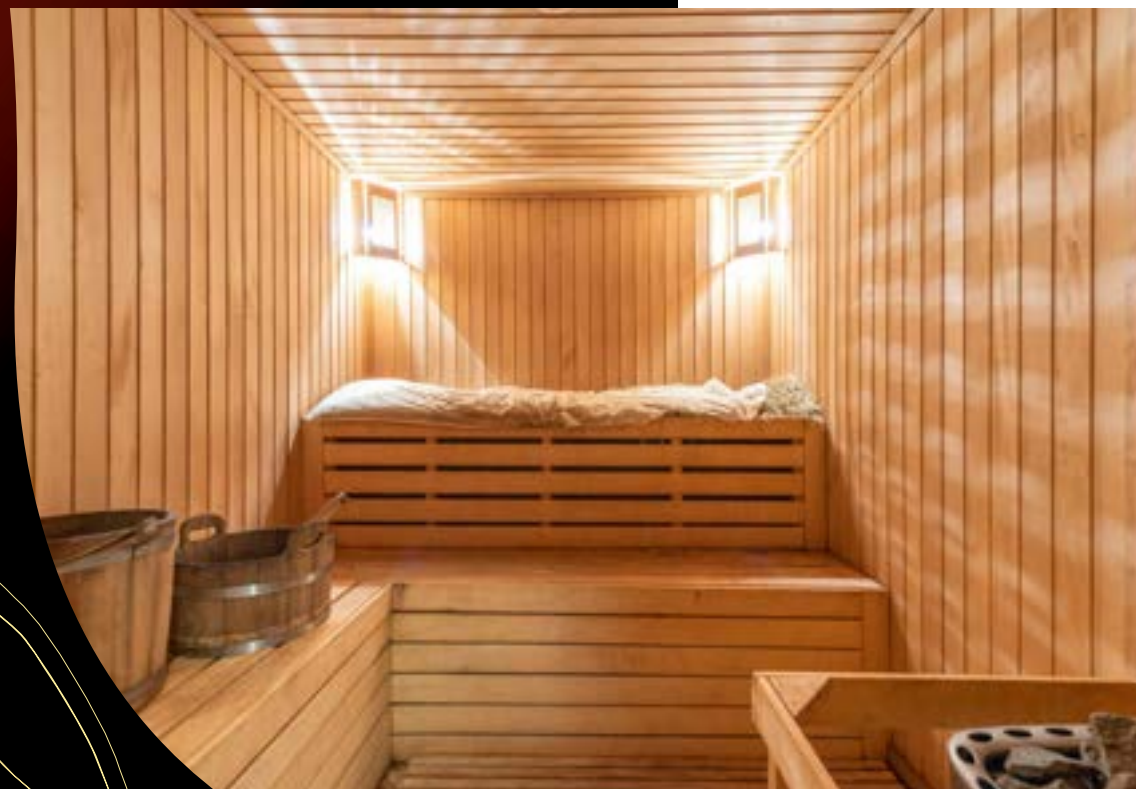
Experience unparalleled luxury and convenience in The Wellness Suite, featuring cutting-edge spa-inspired facilities designed to enhance and elevate your lifestyle.



Wellness Suite*



*Wellness Suite photos are indicative and may change. Delivery planned for future phases, subject to planning approval.



Inspired Interior Design



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Crafted for modern living

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.

“Elegant and minimalist finishes to reflect and compliment the TwelveTrees Park lifestyle. Luxury and modern east London living.”

LAUREN WILLIS, SENIOR INTERIOR DESIGN MANAGER AT BERKELEY HOMES



Willow

Forest

Ebony

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Showhome photography is indicative only

Willow

Timeless, minimalist, and classic. If those words describe your ideal interiors, Willow is an excellent choice. The crisp colour scheme creates a sense of space and light within the home. It's also the perfect blank canvas for you to leave your mark, as it pairs with a variety of design styles and complementary colours.



Kitchen Cabinet



Kitchen Splashback



Feature Tiles



Floor & Wall Tiles



Brushed Brass Accessories

Forest

Welcome to your private oasis. Inspired by nature, this warm, earthy green makes every interior cosy and inviting. Forest green works beautifully with many other colours, including earthy tones like brown and beige, as well as contrasting shades such as gold, mustard, or coral. The complementary bathroom design features gorgeous emerald tiles.



Kitchen Cabinet



Kitchen Splashback



Feature Tiles



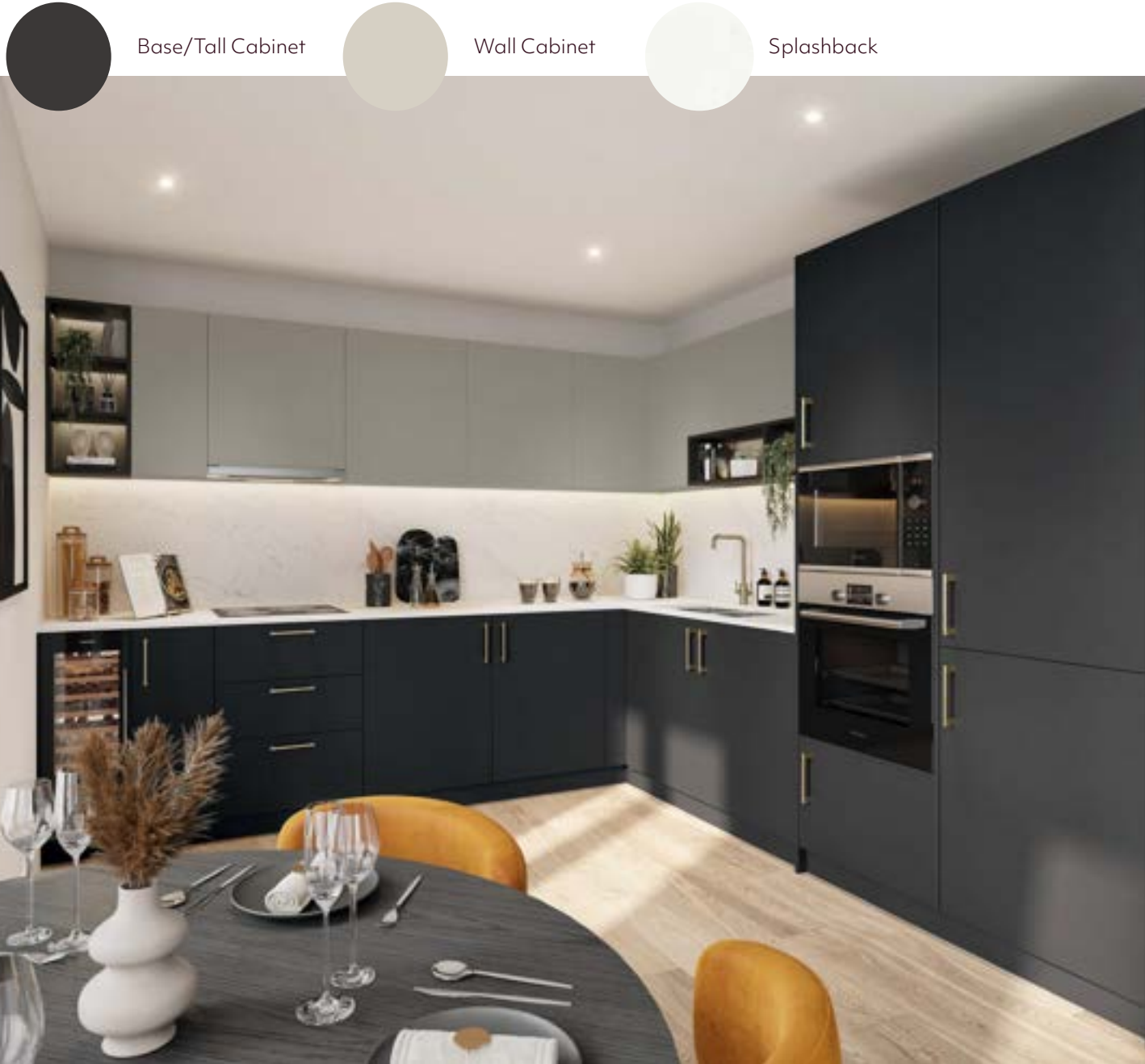
Floor & Wall Tiles



Brushed Brass Accessories

Ebony

The beige and ebony colour combination is boldly contemporary, with a palpable air of luxury. The kitchen feels sleek, yet full of character at the same time. And the black marble tile with gold veining in the bathroom truly delivers the wow factor.



Base/Tall Cabinet Wall Cabinet Splashback



Feature Tiles Floor & Wall Tiles Brushed Brass Accessories

Specification

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.

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
- / Skirting in white painted finish
- / Carpet to floor in master suite, bedrooms and dressing areas
- / Black door lever furniture throughout internal doors
- / Bespoke wardrobes with 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)

Kitchen

- / Bespoke design kitchens in a choice of finish combinations
- / Custom designed cupboards including concealed refuse and recycling storage
- / All worktops and full height splashbacks* in Quartz
- / Gunmetal sink featuring single lever mix tap set in brushed brass
- / 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 dishwasher
- / Bosch integrated fridge freezer. Suites have integrated undercounter fridge with ice box.
- / Integrated wine cooler to 1, 2 and 3 bedroom apartments
- / Engineered flooring
- / LED lighting underneath wall-mounted cupboards

Bathrooms

- / White WC with soft close lid and dual-flush plate
- / White semi-recessed wash basin with wall mounted brushed brass mixer
- / Heated matt black towel radiator
- / White bathtub where layout allows
- / Overhead shower with separate brushed brass hand held shower
- / Glass shower screen
- / Wall-mounted tissue holder and robe hook in brushed brass only
- / Bespoke mirrored cabinet with feature shelf and feature lighting
- / Porcelain tiled walls in a choice of colour palettes
- / Porcelain tiled* flooring in a choice of colour palettes

Ensuites

- / White WC with soft close lid and dual-flush plate
- / White semi-recessed wash basin with wall mounted brushed brass mixer
- / Wall-mounted tissue holder and robe hook in brushed brass only
- / Bespoke mirrored cabinet with feature shelf and feature lighting
- / Heated matt black towel radiator
- / Overhead shower with separate brushed brass hand held shower
- / Glass shower enclosure
- / Porcelain tiled walls in a choice of colour palettes
- / Porcelain tiled* flooring in a choice of colour palettes
- / Three bedroom apartments have two ensuites, one with a shower and one with a bath

Utility Cupboard

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

Heating

- / Radiator heating throughout apartment with Thermostat

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 (high level kitchen only) 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.

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.

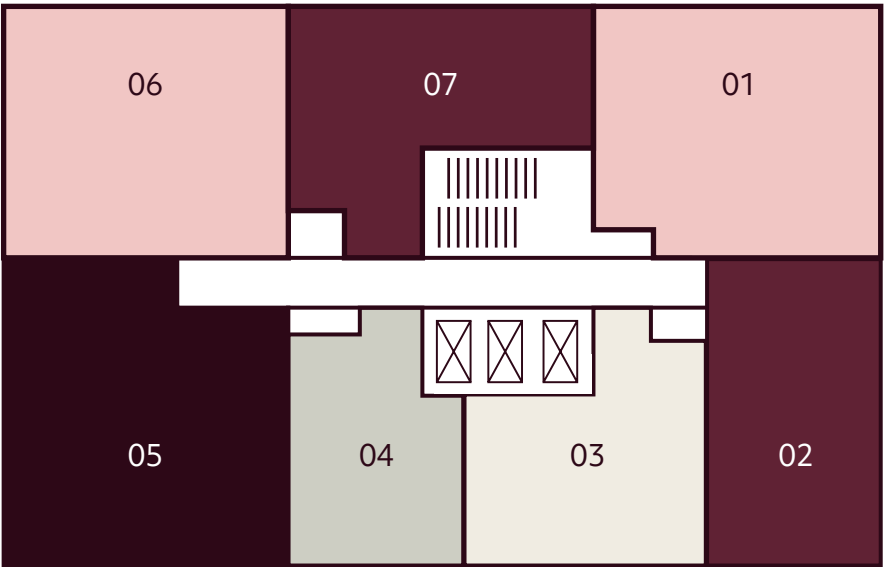
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* Information correct at time of printing. Subject to change.

Floorplates



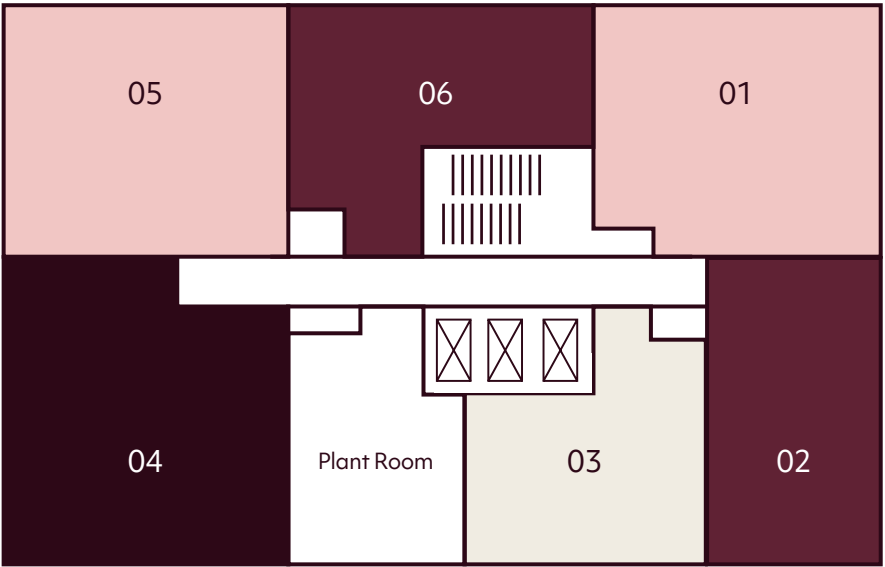
Floors 19 - 33



Key

■	1 Bed Suite
■	1 Bedroom Apartments
■	Premium 1 Bedroom Apartments
■	2 Bedroom Apartments
■	3 Bedroom Apartments

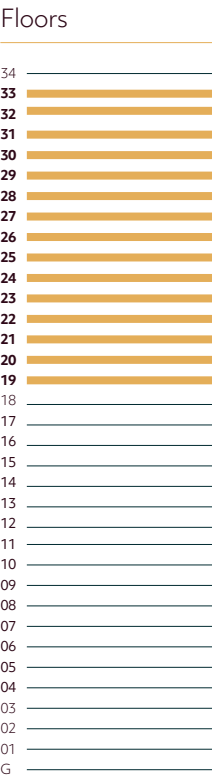
Floors 18



Disclaimer: Level 4 terrace; the windows/doors are shorter than typical due to roof build ups to the terrace. This terrace has no access and is therefore not permitted to residents. Level 10 terrace; the windows/doors are shorter than typical due to roof build ups to the terrace. This is a maintenance terrace and therefore no access is permitted to residents.

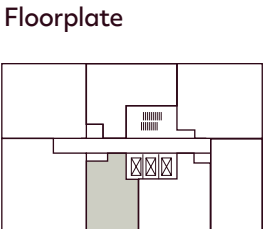
One Bedroom Suite

Floors 19 - 33
Apartments
19.4 - 33.4



Key

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



Total Area	44.2 sq m	475 sq ft
Kitchen/Living/Dining	3.0m x 5.5m	17'9" x 9'8"
Bedroom	2.8m x 4.2m	9'3" x 13'8"

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One Bedroom Apartment

Type 1

Floors 18 - 33
Apartments 18.3 - 33.3



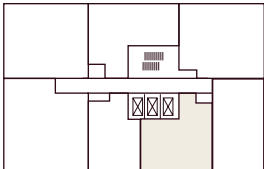
- Floors
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 - 01
 - G

Key

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

Total Area	55 sq m	592 sq ft
Kitchen	2.8m x 3.1m	9'4" x 10'1"
Living/Dining	4.7m x 4.6m	15'6" x 15'2"
Bedroom	3.5m x 3.3m	11'5" x 10'11"

Floorplate

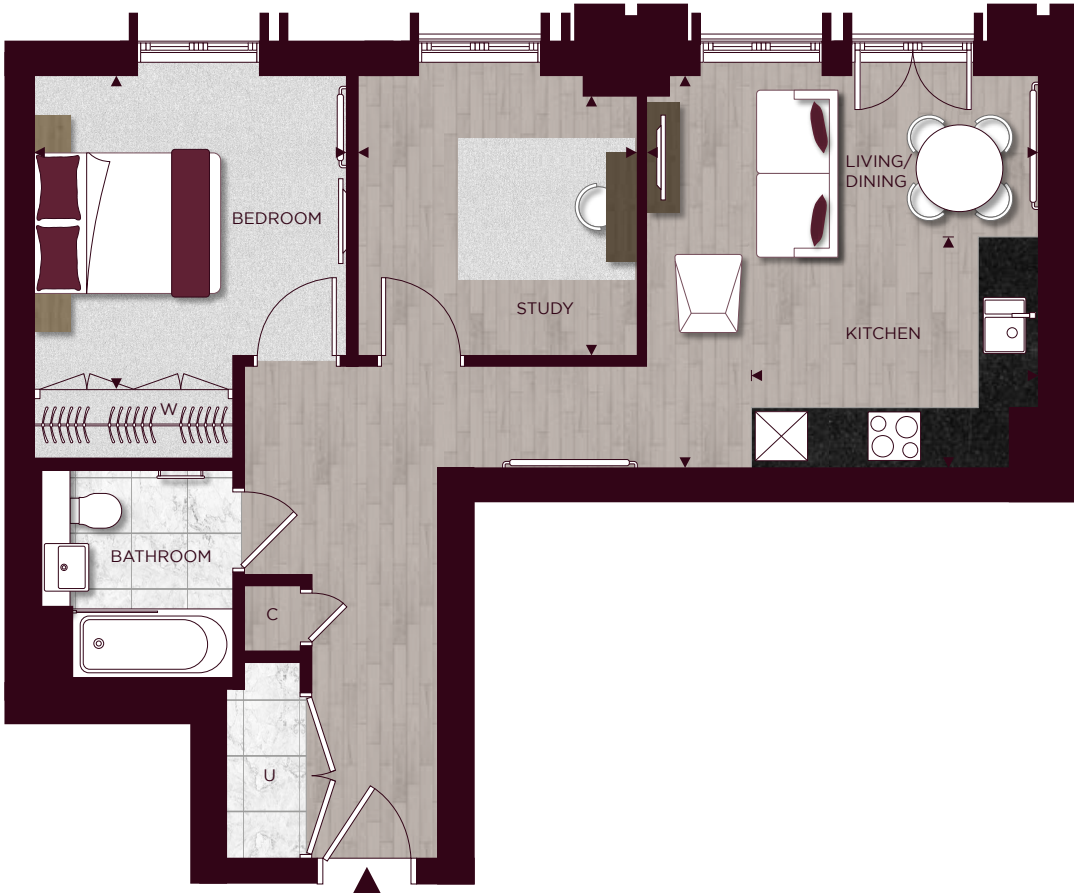


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Premium One Bedroom Apartment

Type 2

Floors 18 - 33
Apartments 18.6, 19.7 - 33.7



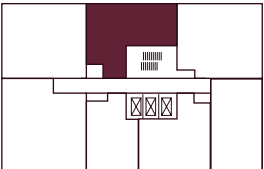
- Floors
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Key

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

Total Area	58.9 sq m	635 sq ft
Kitchen	3.1m x 2.5m	10'2" x 8'2"
Living/Dining	4.2m x 4.2m	13'9" x 13'9"
Study	3.0m x 3.0m	9'8" x 9'8"
Bedroom	3.4m x 3.3m	11'0" x 10'11"

Floorplate

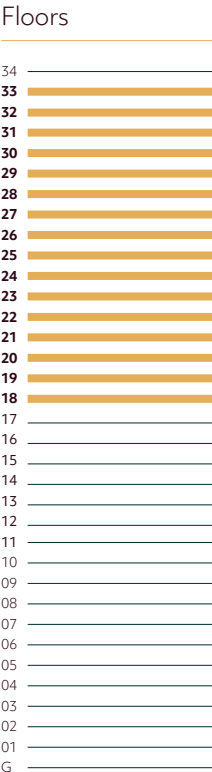


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Premium One Bedroom Apartment

Type 5

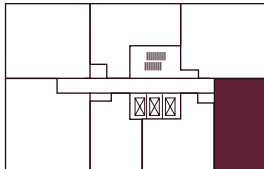
Floors 18 - 33
Apartments: 18.2 - 33.2



Key

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

Floorplate



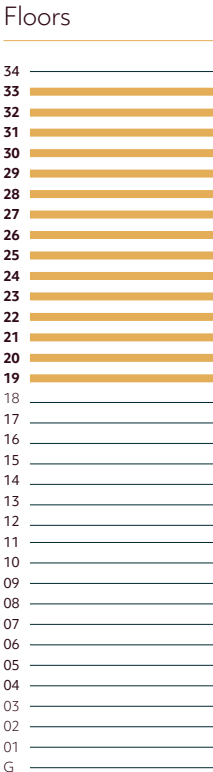
Total Area	64.3 sq m	692sq ft
Kitchen/Dining	2.2m x 4.5m	7'4" x 14'9"
Living	3.9m x 2.6m	12'9" x 8'6"
Study	2.8m x 3.4m	9'0" x 11'0"
Bedroom	2.8m x 4.4m	9'0" x 14'6"

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Two Bedroom Apartment

Type 2

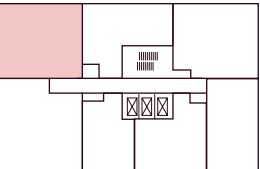
Floors 19 - 33
Apartments: 18.5, 19.6 - 33.6



Key

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

Floorplate



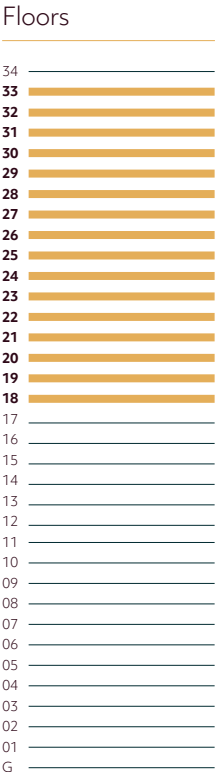
Total Area	79.7 sq m	858 sq ft
Kitchen	2.9m x 2.4m	9'4" x 7'11"
Living/Dining	3.5m x 5.9m	11'5" x 19'4"
Bedroom 1	3.2m x 4.7m	10'4" x 15'7"
Bedroom 2	2.8m x 4.4m	9'2" x 14'4"

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Two Bedroom Apartment

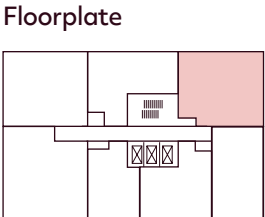
Type 4B

Floors 18 - 33
Apartments 18.1 - 33.1



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

Total Area	80.5 sq m	867 sq ft
Kitchen	3.1m x 2.4m	10'0" x 8'0"
Living/Dining	3.6m x 5.9m	11'7" x 19'4"
Bedroom 1	3.4m x 4.7m	11'0" x 15'3"
Bedroom 2	3.0m x 4.4m	9'8" x 14'6"

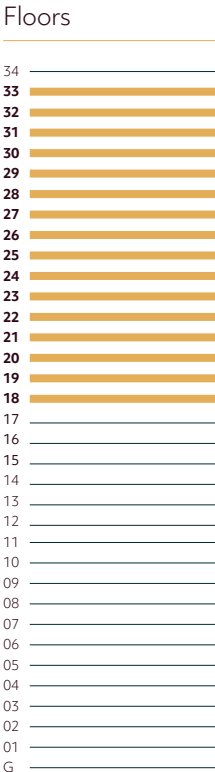
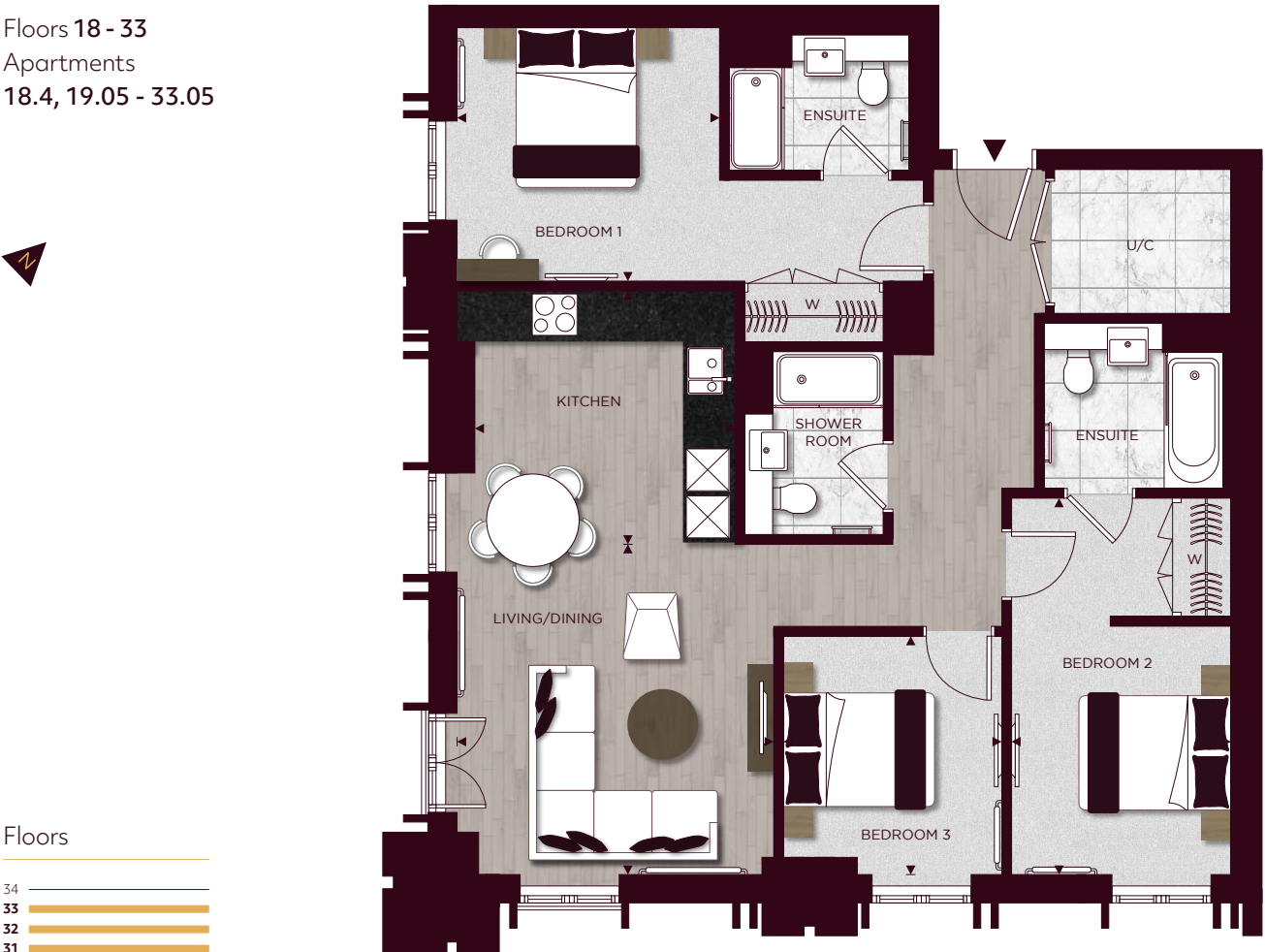


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Three Bedroom Apartment

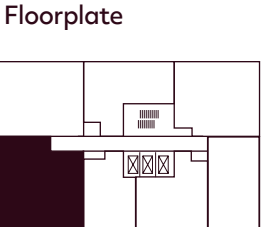
Type 1

Floors 18 - 33
Apartments 18.4, 19.05 - 33.05



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

Total Area	94.6 sq m	1,018 sq ft
Kitchen	3.3m x 3.1m	10'8" x 10'3"
Living/Dining	4.0m x 4.2m	13'1" x 13'7"
Bedroom 1	3.3m x 3.2m	10'9" x 10'5"
Bedroom 2	2.7m x 4.7m	9'0" x 15'5"
Bedroom 3	2.7m x 3.0m	9'0" x 9'10"



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The Berkeley difference

At the Berkeley Group we focus all our efforts on creating exceptional places to enjoy life.

The Berkeley Group is a business built on over 45 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.



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.



Attention to Detail

With over 45 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.



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 / Evening Standard / New Homes Award / Landscape Institute Award / RESI Award / In-House Gold Award / WhatHouse? Award / Housebuilder Awards



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.

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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.



Trent Park

A collection of luxury homes surrounded by 413 acres of English countryside. Trent Park is a once in a lifetime opportunity to own a piece of history. Offering the perfect retreat for those looking to combine a quintessentially English setting with fast connections into London.



South Quay Plaza

SQP includes one of the tallest residential buildings in Europe. Combining the highest quality of architecture, interior design and amenities, it also promotes sustainable high-rise living, which means creating not just a new landmark for London, but a vibrant, long-term community.



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.

Transforming Tomorrow

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 sets out how we will achieve this.



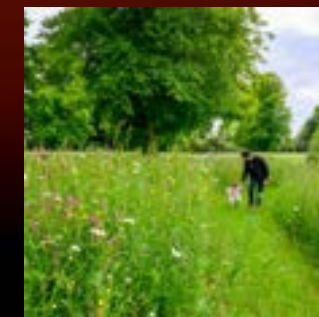
Transforming places

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 nature

Creating beautiful places with habitats that help nature to thrive, meaning that every site is left with more nature than when we began.



Transforming futures

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



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



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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 well-being and quality of life for residents and visitors. Where people feel a sense of community.



Photography depicts Woodberry Down and is indicative only

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 nature, 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.



Protection for new-build home buyers



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

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, promote recycling and enable residents to choose sustainable transport options.

Commitment to the future

When we plan a development, we take a long-term view of how the community we create can thrive in years to come. Our aim is to permanently enhance the neighbourhoods in which they are located, through intelligent design, quality landscaping, sympathetic architecture or restoration, and high standards of sustainability. We don't just build for today; we build for the future too.

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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 & biodiversity

Parkland, trees, flowers, living roofs, 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.

Waste & 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. Individual homes and apartment buildings also benefit from rainwater harvesting, which is used in gardens and landscaped areas.

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 air-tightness, and have been fitted with mechanical ventilation units with heat recovery (MVHR). All lighting is low energy and kitchen appliances are selected to deliver high levels of energy efficiency.



Sustainable materials

We commit to sourcing the materials for the construction of our buildings in a sustainable and responsible way. All timber and wood-based products used to build your home should be certified to either the Forest Stewardship Council (FSC) or Programme for the Endorsement of Forest Certification (PEFC) scheme. This means it will have come from a responsibly managed forest. Our focus on materials doesn't just stop there – as a business we are committed to measuring and reducing the embodied carbon of our buildings, which where possible, includes sourcing low carbon materials, and those with high levels of recycled content.

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.

Sustainable transport

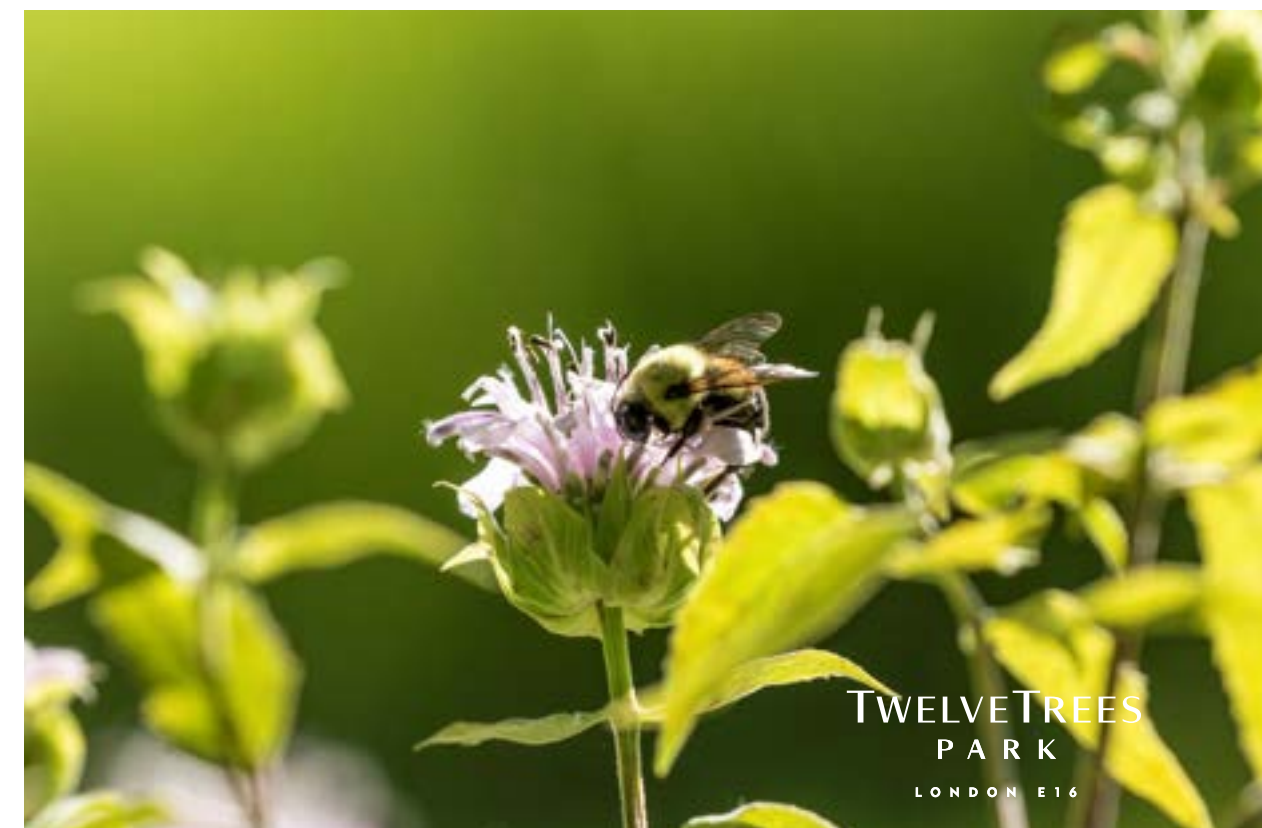
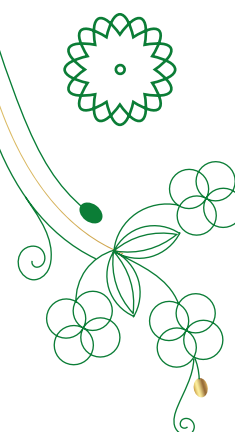
With a new development entrance to West Ham station, we encourage the use of sustainable methods of transport, to help reduce air pollution around the development and the wider area. Promoting walking and cycling as methods of transport also help encourage healthier lifestyles.

Stewardship

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

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 our homes and developments are more resilient to these extremes to understand how we can adapt to future climate change in our future designs.



TWELVETREES
PARK
LONDON E16

With you every step of the way

We want to ensure that you are happy with every aspect of your new home, so we look after our customers at every stage with expert advice, attention to detail and continuous communication. From exchange of contracts, your dedicated Berkeley Customer Relations Team will help with any questions you may have.

97.5% of our customers would recommend us to a friend†.

† Homebuilders Federation, March 2023

OUR VISION
2030
TRANSFORMING TOMORROW

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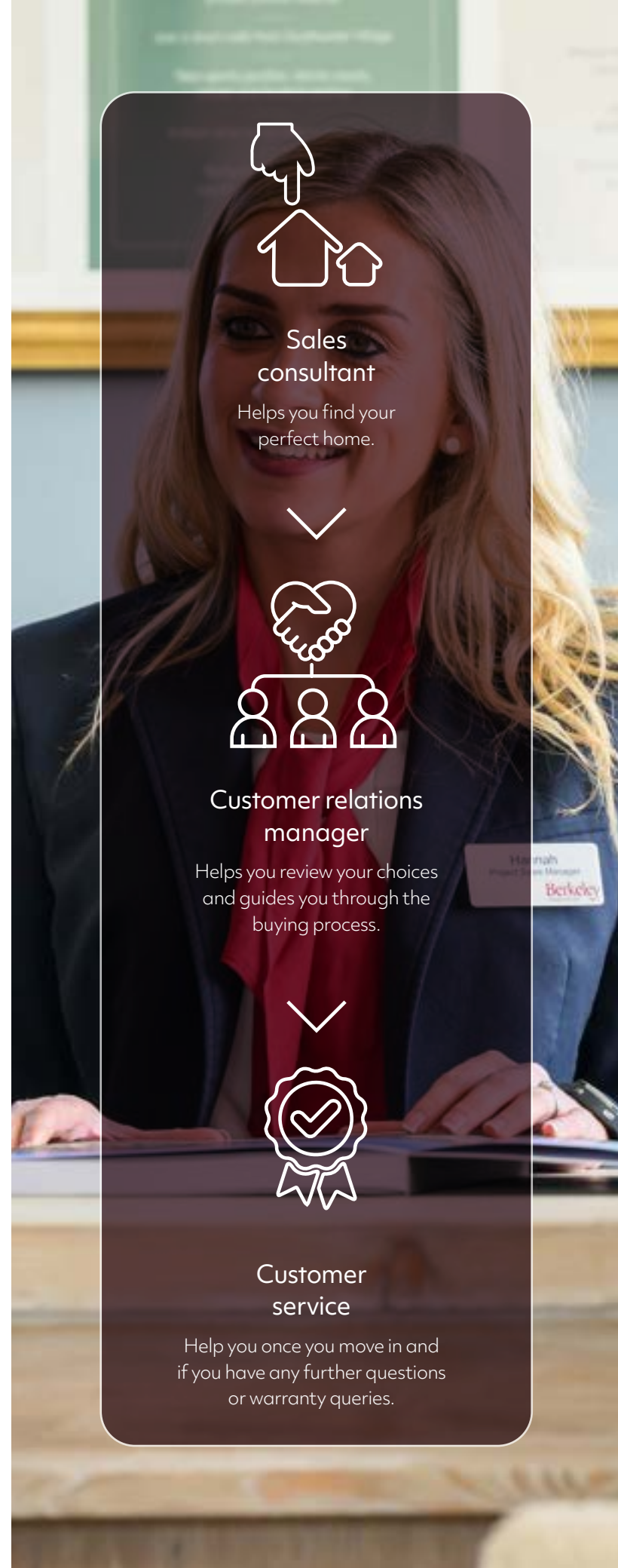
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myHome Plus

1. Filing cabinet

In the filing cabinet section you can access documentation relating to your new home immediately at your own convenience.



2. Meet the team

This section provides an introduction to the team that will be working with you throughout your journey and details their individual roles. You can email any member of the team directly via this section.



3. Options & choices selection

We are able to offer some choices on certain internal finishes of your new home. Whether this option is available to you will depend on what stage of construction the property has reached at the time of you making your reservation. See the next steps section for further detail on this.

4. Construction progress

Under this section, regular updates on the construction of your new property will be provided, keeping you up to date on the progress on site and the local area. Your Customer Service Manager will issue regular newsletters and photographs to this section throughout your journey.

MyHome Plus is a new online service that is designed to help you manage key aspects of your new home at any time from anywhere around the world.

This section provides you with a step-by-step guide to the buying process from reservation through to completion, moving in and warranty.

At each milestone, the buying process section advises on the next steps so that you can be absolutely clear on your current position and what to expect next.

Sign in by visiting berkeleygroup.co.uk/my-home/sign-in

Next Steps

- Your Sales Consultant will send you a link that you will need to activate to access MyHome Plus. The link will require you to set a password for access.
- Customer Service will then be in touch to invite you in to our Show Apartment to view the interior selections available for the internal finishes that you have an option to select. If you cannot make it to the appointment, the options can be discussed over the telephone and selected via MyHome Plus. Customer Service will need to receive your choices selection by the deadline date, which will be given in advance.

myHome
PLUS



Scan Me



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Contact us

When you exit West Ham Station, turn right onto Memorial Avenue.
Take the steps on your right and cross the footbridge.

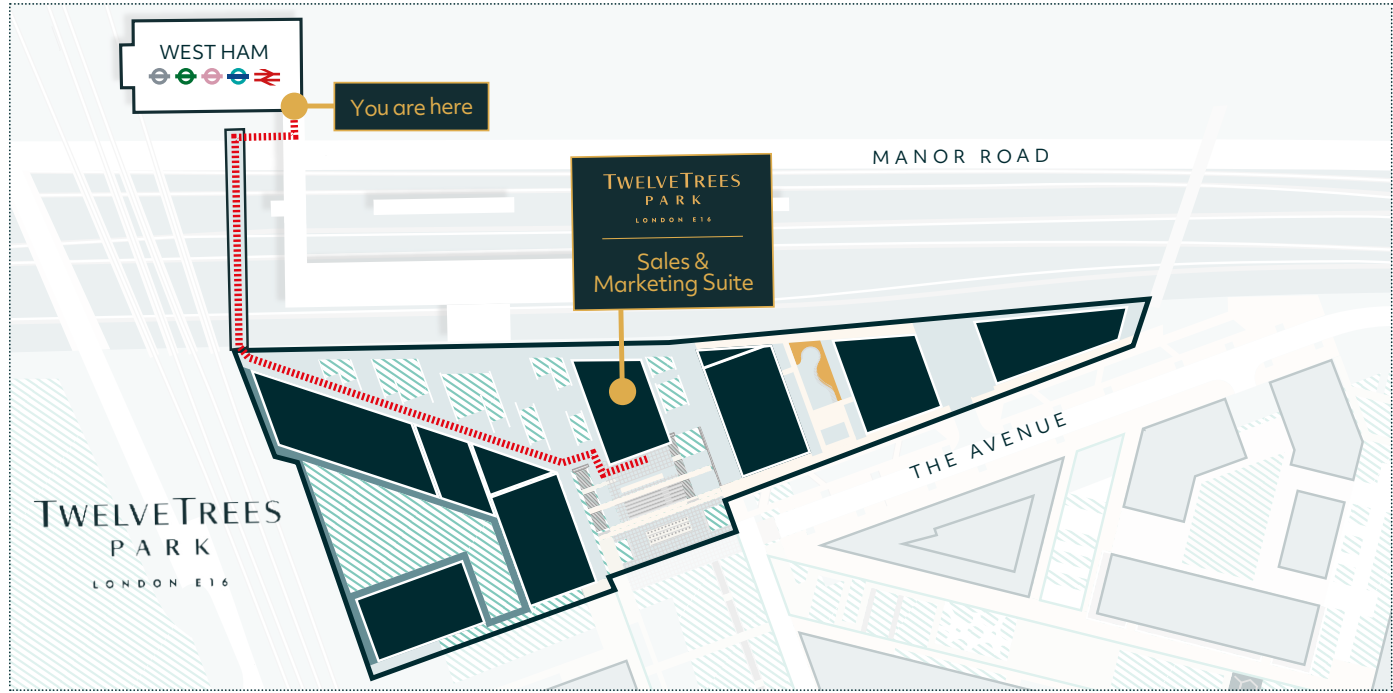
If you are driving and need a postcode, please use E16 4DA.

Sales & Marketing Suite

TwelveTrees Park
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3 Affinity View,
E16 4DA

☎ 020 3040 3280
✉ TTPSALES@berkeleygroup.co.uk
🌐 www.TwelveTreesPark.london
📍 @TwelveTreesPark

Scan for Marketing Suite
directions from West Ham Station



“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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