

TWELVETREES
P A R K
L O N D O N



T H E
S T U D E N T
Edit

EDUCATION GUIDE

*This isn't just your home while
you study — it's where your
London story begins.*

Where ambition meets lifestyle,
TwelveTrees Park is redefining
student living in East London.
Think skyline views, café culture,
co-working lounges, green open
space, unbeatable transport
links and some of London's top
universities just minutes away.



Designed *for modern* LIFE



Co-working AREAS FOR
STUDYING and collaboration



Stylish RESIDENTS'
LOUNGE SPACES



Landscaped green SPACES
AND WI-FI ENABLED PARK

MORE THAN ACCOMMODATION AT
TWELVETREES PARK, STUDENT LIVING
FEELS ELEVATED.



RESIDENTS' SCREENING ROOM
your go to for movie nights!



24-HOUR *concierge*



FULLY EQUIPPED *gym*



Wellbeing MATTERS

*Space to breathe in
the city, university
life moves fast.*

TwelveTrees Park brings balance with 12 acres of green space woven throughout the development, creating room to relax, reset and reconnect. Morning runs before lectures. Coffee in the park between seminars. Sunset walks after study sessions. A calmer side of London living.

Universities Nearby

LONDON'S TOP
INSTITUTIONS WITHIN
EASY REACH

TWELVE TREES PARK

WEST HAM STATION 

3
MINS



VIA THE DLR



VIA THE
JUBILEE LINE

21
MINS



VIA THE
JUBILEE AND
NORTHERN
LINES

23
MINS



VIA THE
CENTRAL AND
PICCADILLY
LINES

24
MINS



VIA THE
DISRICT AND
HAMMERSMITH
& CITY AND
METROPOLITAN
LINES

25
MINS



VIA THE
DISRICT AND
HAMMERSMITH
& CITY AND
METROPOLITAN
LINES

7
MINS



VIA THE
DISRICT AND
HAMMERSMITH
& CITY LINES

21
MINS



VIA THE
DISRICT AND
CIRCLE LINES

24
MINS

IMPERIAL

VIA THE DISRICT
AND CIRCLE AND
PICCADILLY LINES

25
MINS



VIA THE DISRICT
AND NORTHERN
LINES

Lifestyle images are indicative only. Journey times are approximate and taken at 6.30am from West Ham station to nearest station to named university. Source: tfl.gov.uk.



A place to

GRU
W



for students
with big plans

Today's students are tomorrow's founders, creatives, innovators and leaders. TwelveTrees Park is designed for a generation that wants more from city living — more connection, more flexibility, more experience. Whether you're beginning your degree, starting an internship or building your future career in London, this is a place designed to move with your ambition.



CULTURE, CREATIVITY & COMMUNITY

East London is where London's creative energy lives.

From rooftop cafés and vintage markets to music venues, galleries and riverside restaurants, there's always something happening nearby.

Lifestyle images are indicative only. Journey times are approximate and taken at 6.30am: Source: tfl.gov.uk.

LOCAL HOT SPOTS



OLYMPIC PARK



STRATFORD &
WESTFIELD



CANARY WHARF



SHOREDITCH



HACKNEY





Moving to TwelveTrees Park

HARRIS SCIENCE ACADEMY EAST LONDON

Harris Science Academy East London is a coeducational secondary school and sixth form for students aged 11–18, specialising in science and located in Stratford/Bromley-by-Bow. As part of the Harris Federation, it is recognised for its strong academic focus, high achievement standards and commitment to supporting students from diverse backgrounds. Founded in 2013, the academy later joined the Federation, benefiting from its established track record of delivering high-quality education across London.

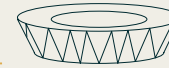
Newham is widely regarded for its exceptional educational performance, ranking within the top 10% nationally for GCSE results and consistently delivering some of the strongest academic outcomes in the country. Many schools in the borough hold Outstanding Ofsted ratings (2025), and Harris Federation sixth forms achieve impressive progression rates, with around 20% of students securing places on competitive courses such as medicine, dentistry and veterinary science.

The existing Harris Academy is also set to relocate to TwelveTrees Park, with construction scheduled to begin in 2027.





STRATFORD
3 MINS



CANARY WHARF
7 MINS



THE CITY
10 MINS



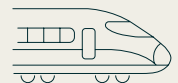
LONDON BRIDGE
13 MINS



BOND STREET
16 MINS*



KING'S CROSS ST PANCRAS
28 MINS



All of London is yours
to *explore*

Perfectly positioned in Zone 2 beside West Ham Station, Twelve Trees Park connects students directly to London's leading universities, creative districts and social hotspots. With its own secure station entrance on site and five major transport lines at your door, travelling across the capital is fast, simple and safe — day and night.



Your campus. Your city.
Your *moment*. Whether
you're heading to *lectures,*
internships, libraries,
galleries or late-night
dinner with friends,
the city moves with you.



01

WESTFIELD STRATFORD
ON YOUR DOORSTEP
for restaurants &
shopping

02

Connected
ZONE 2
LOCATION



03

12 ACRES OF
green space
& canal
side routes

WHY STUDENTS *LOVE* *TwelveTrees Park*

04

CO-WORKING &
study-friendly
SPACES



05

Luxury
RESIDENTS'
AMENITIES



06

A BRAND NEW *station*
entrance providing
SAFE, DIRECT
STATION ACCESS

07

SOCIAL, CREATIVE
East London
LIFESTYLE





Computer-generated images are indicative only.

TWELVETREES P A R K L O N D O N

A new generation of London living.
Discover student life at TwelveTrees Park.

TwelveTrees Park
Unit 1, 3 Affinity View, E16 4DA
020 3040 3280

www.TwelveTreesPark.co.uk

OUR VISION
2030
TRANSFORMING TOMORROW

 **Berkeley**
Group
Proud member of the
Berkeley Group

 **The Institute of
Customer Service**
MEMBER

Berkeley
Designed for life

