

TWELVE TREES  
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



University of  
East London

VIA THE DLR



ARDEN  
UNIVERSITY

VIA THE  
JUBILEE LINE

7

MINS



VIA THE  
DISRICT AND  
HAMMERSMITH  
& CITY LINES

21

MINS



Birkbeck  
UNIVERSITY OF LONDON

VIA THE  
JUBILEE AND  
NORTHERN  
LINES

21

MINS

KING'S  
College  
LONDON

VIA THE  
DISRICT AND  
CIRCLE LINES

23

MINS



VIA THE  
CENTRAL AND  
PICCADILLY  
LINES

24

MINS

IMPERIAL

VIA THE DISRICT  
AND CIRCLE AND  
PICCADILLY LINES

24

MINS



VIA THE  
DISRICT AND  
HAMMERSMITH  
& CITY AND  
METROPOLITAN  
LINES

25

MINS

CITY  
UNIVERSITY OF LONDON  
EST 1894

VIA THE DISRICT  
AND NORTHERN  
LINES

25

MINS



VIA THE  
DISRICT AND  
HAMMERSMITH  
& CITY AND  
METROPOLITAN  
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

WORK

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.

Lifestyle images are indicative only.





## 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.

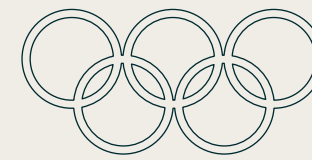
The existing Harris Academy is also set to relocate to TwelveTrees Park, with construction scheduled to begin in 2027.



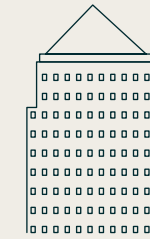
Lifestyle images are indicative only.



STRATFORD  
3 MINS



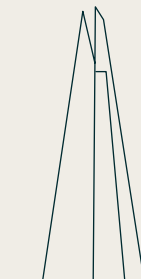
CANARY WHARF  
7 MINS



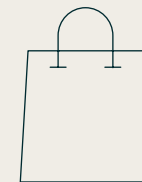
THE CITY  
10 MINS



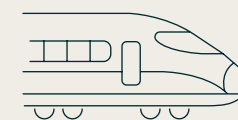
LONDON BRIDGE  
13 MINS



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, TwelveTrees 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.

A cityscape at dusk with St. Paul's Cathedral in the background and a modern bridge in the foreground. The text is overlaid on the image.

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



# 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](http://www.TwelveTreesPark.co.uk)

OUR VISION  
**2030**  
TRANSFORMING TOMORROW

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

 **The Institute of  
Customer Service**  
MEMBER

