

TWELVE TREES PARK

LONDON E16



The Bloom Collection

Premium One Bedroom Apartments



EVERGREEN POINT

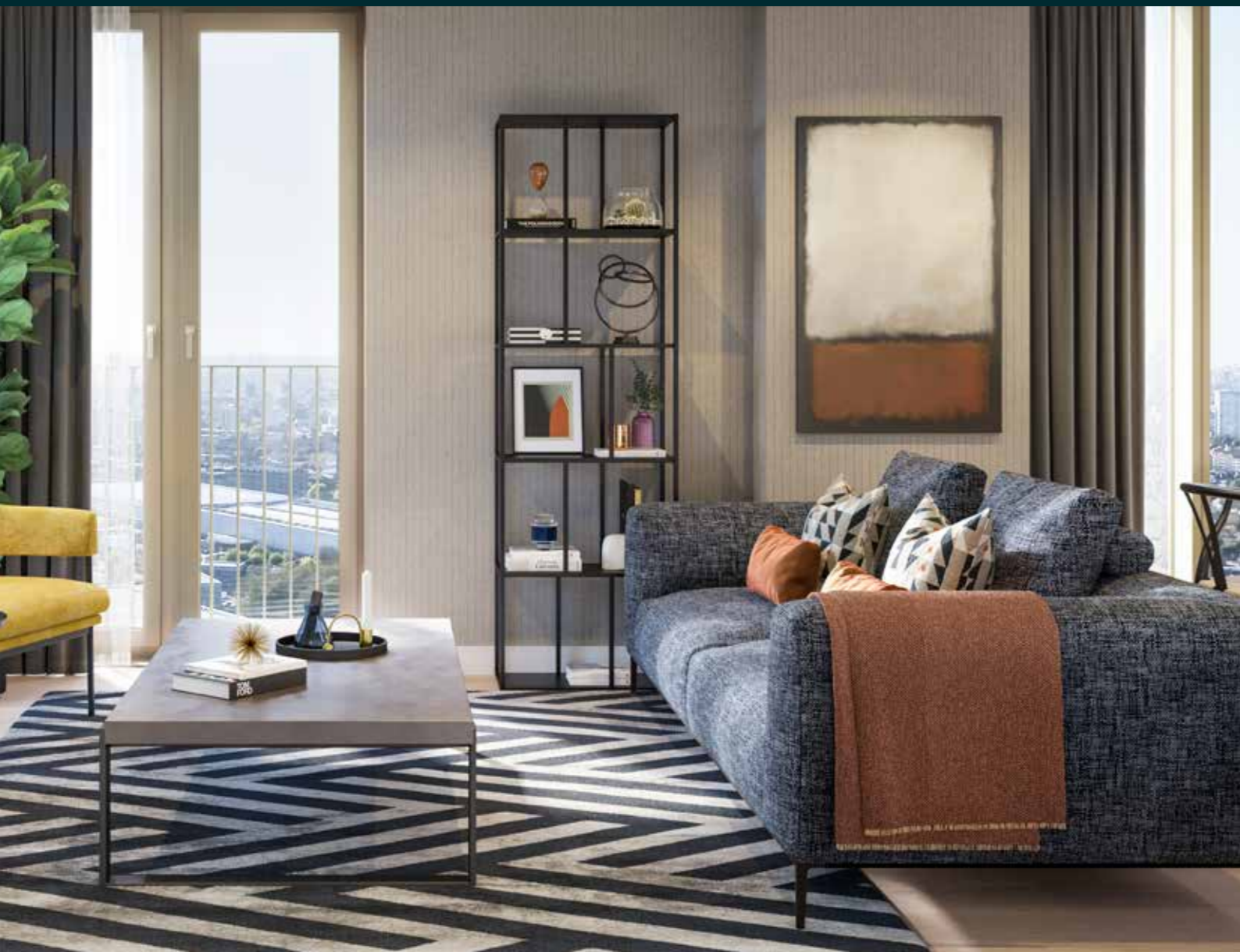
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The Bloom Collection

The Bloom Collection comprises 11 premium one bed apartments within Evergreen Point. The premium one beds have been converted from large one bedroom apartments, to create a second room in the apartment.

Reduced living areas allow the premium apartments to benefit from a second room and in some layouts, a second WC. The additional room can be used as a second bedroom, a study or dining room.



The Bloom Collection

One Bedroom Apartment

Type 1

Floors:

10 to 31

Apartments:

10.01 to 31.01



Floors

- Floor 32
- Floor 31
- Floor 30
- Floor 29
- Floor 28
- Floor 27
- Floor 26
- Floor 25
- Floor 24
- Floor 23
- Floor 22
- Floor 21
- Floor 20
- Floor 19
- Floor 18
- Floor 17
- Floor 16
- Floor 15
- Floor 14
- Floor 13
- Floor 12
- Floor 11
- Floor 10
- Floor 09
- Floor 08
- Floor 07
- Floor 06
- Floor 05
- Floor 04
- Floor 03
- Floor 02
- Floor 01
- Ground

Key

- ▶ Measurement Points
- U Utility Cupboard
- W Wardrobe
- S Storage

Floorplate

Floor 10 Shown



Total Area

	57.2 sq m	616 sq ft
Kitchen	4.80m x 1.50m	15'11" x 5'0"
Living Room	4.00m x 2.80m	13'2" x 9'2"
Dining Room	3.10m x 2.60m	10'0" x 8'8"
Bedroom	3.80m x 2.70m	12'4" x 8'10"

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.

The Bloom Collection

One Bedroom Apartment

Type 2

Floors:

14 to 31

Apartments:

04.05 to 09.05,
10.04 to 31.04



Floors

- Floor 32
- Floor 31
- Floor 30
- Floor 29
- Floor 28
- Floor 27
- Floor 26
- Floor 25
- Floor 24
- Floor 23
- Floor 22
- Floor 21
- Floor 20
- Floor 19
- Floor 18
- Floor 17
- Floor 16
- Floor 15
- Floor 14
- Floor 13
- Floor 12
- Floor 11
- Floor 10
- Floor 09
- Floor 08
- Floor 07
- Floor 06
- Floor 05
- Floor 04
- Floor 03
- Floor 02
- Floor 01
- Ground

Key

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

Total Area

58.6 sq m

630 sq ft

Kitchen	3.05m x 2.47m	10'0" x 8'1"
Living	4.45m x 4.20m	14'7" x 13'9"
Dining/Study	2.74m x 3.05m	9'0" x 10'0"
Bedroom	3.32m x 3.95m	10'10" x 12'11"

Floorplate

Floor 04 Shown



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The Bloom Collection

One Bedroom Apartment

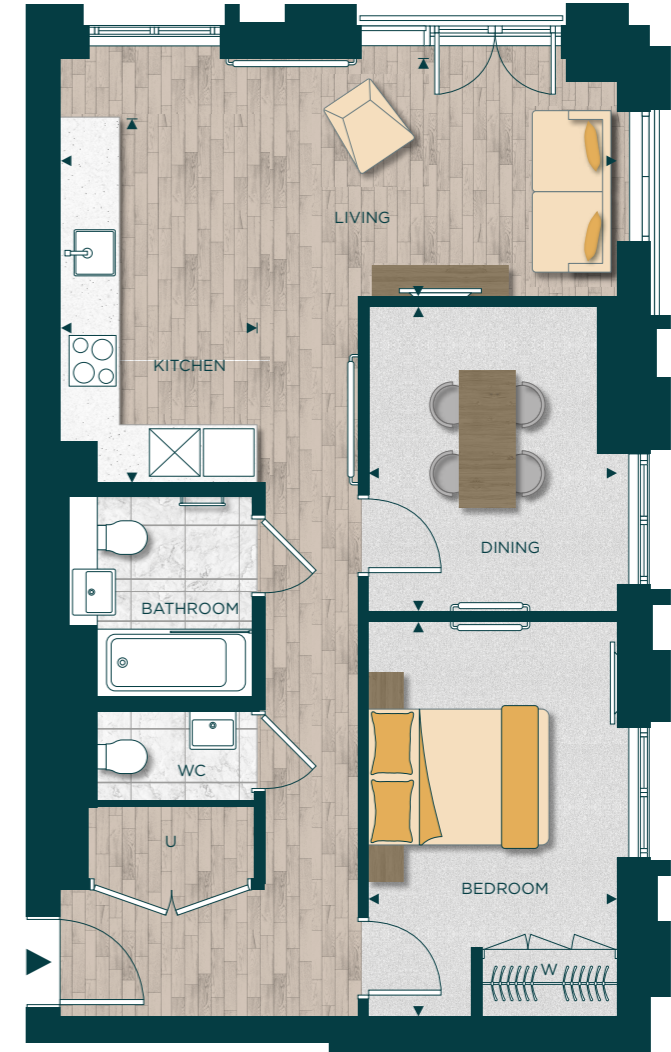
Type 4b

Floors:

11 to 31

Apartments:

11.02 to 31.02



Floors

- Floor 32
- Floor 31
- Floor 30
- Floor 29
- Floor 28
- Floor 27
- Floor 26
- Floor 25
- Floor 24
- Floor 23
- Floor 22
- Floor 21
- Floor 20
- Floor 19
- Floor 18
- Floor 17
- Floor 16
- Floor 15
- Floor 14
- Floor 13
- Floor 12
- Floor 11
- Floor 10
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- Floor 07
- Floor 06
- Floor 05
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- Ground

Key

- ▶ Measurement Points
- U Utility Cupboard
- W Wardrobe

Total Area

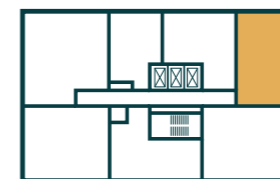
64 sq m

694 sq ft

Kitchen	2.24m x 4.04m	7'4" x 13'3"
Living	6.14m x 2.64m	20'2" x 8'8"
Dining/Study	2.75m x 3.36m	9'0" x 11'0"
Bedroom	2.75m x 4.40m	9'0" x 14'5"

Floorplate

Floor 11 Shown



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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 soft-close 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

Ensuites

- White ceramic WC with soft-close 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

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. Computer generated images are indicative only and 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



* Information correct at time of printing. Subject to change. Computer generated images are indicative only and subject to change. Pendant lighting is not part of the base build specification, if required it will be at additional cost to the purchaser dependent on plot.

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.

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

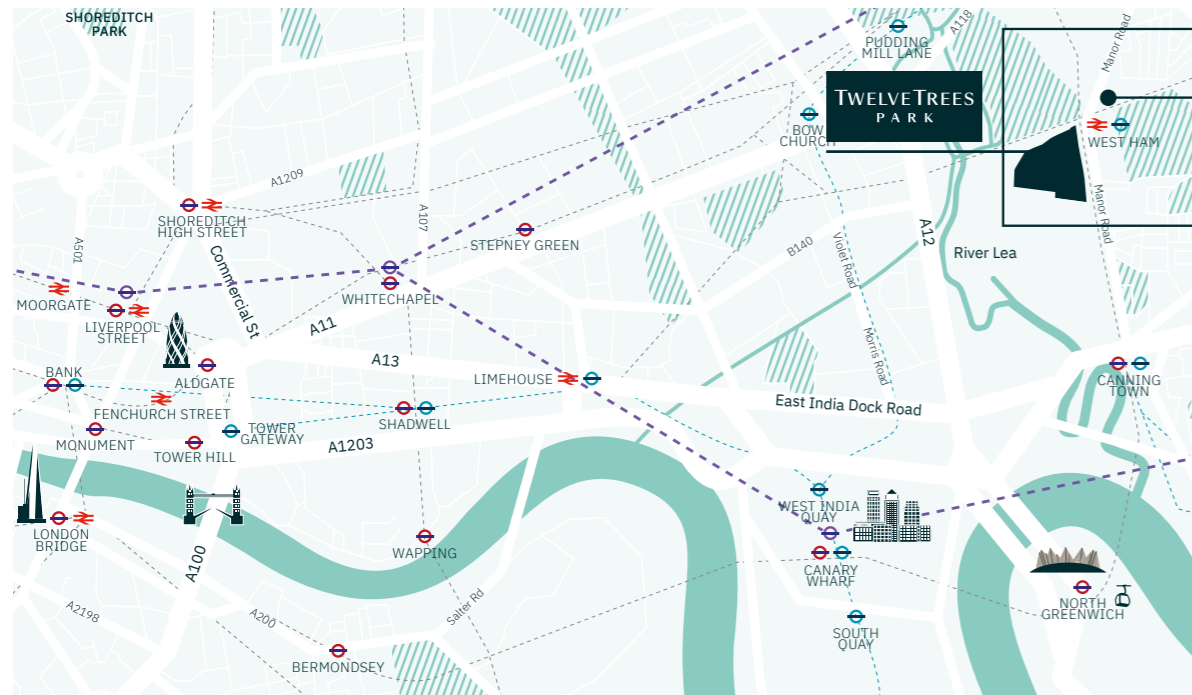
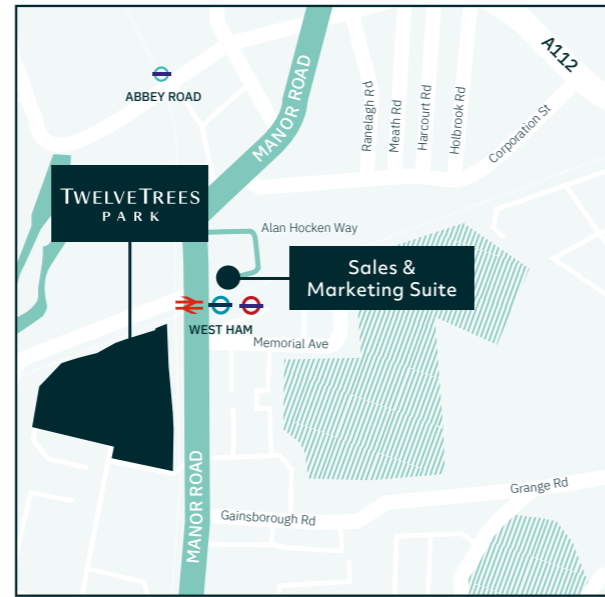
Sales & Marketing Suite

Manor Road, London E15 3FQ

T: 0203 040 3280

E: TwelveTreesPark@berkeleygroup.co.uk
www.TwelveTreesPark.london

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