

TWELVETREES  
PARK  
LONDON E16

THE  
*Verdant*  
COLLECTION

EVERGREEN POINT

Berkeley  
Designed for life



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THE  
*Verdant*  
COLLECTION



ELEVATED LUXURY

The Verdant is an elite collection of four exquisite penthouses that crown Evergreen Point, the first phase to be completed at TwelveTrees Park. Each penthouse has a terrace with views towards London’s iconic skyline, parkland or low level residential housing to the East and the stunning gardens that grace TwelveTrees Park. A superior specification, exceptional quality finish and a location conveniently close to London’s main business, financial and entertainment hubs, make these 3-bedroom penthouses the ideal city home.

Discover elegant city living at TwelveTrees Park



## LIVE CONNECTED at TwelveTrees Park

TwelveTrees Park is arguably one of east London's most ambitious and exciting regeneration projects, creating a vibrant new residential neighbourhood with the connectivity and wellbeing of residents at its heart.

02

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## LIVE CONNECTED to London



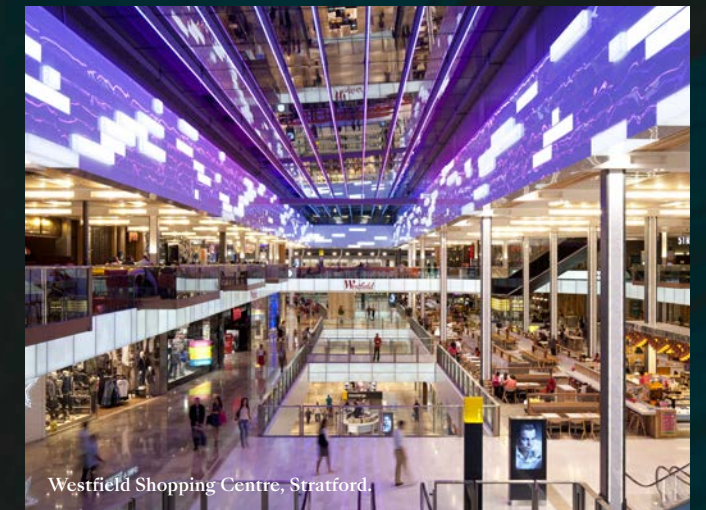
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03

Five rail and tube lines, including a new underground station entrance on site, connect TwelveTrees Park to key destinations in the Capital. The City, Canary Wharf, Stratford and the West End can all be reached in just a few minutes.



Lifestyle image, indicative only.



Westfield Shopping Centre, Stratford.

For designer brands and high street shopping, head to Bond Street (22 minutes) or Westfield (3 minutes), one of Europe's largest malls with 250 shops and 65 restaurants. Prestigious schools, including 12 of the top 100 UK universities, are less than 30 minutes away.

Journey times taken from 6.30am and are approximate only.  
Source [www.tfl.gov.uk](http://www.tfl.gov.uk)





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## LIVE CONNECTED *to Nature*



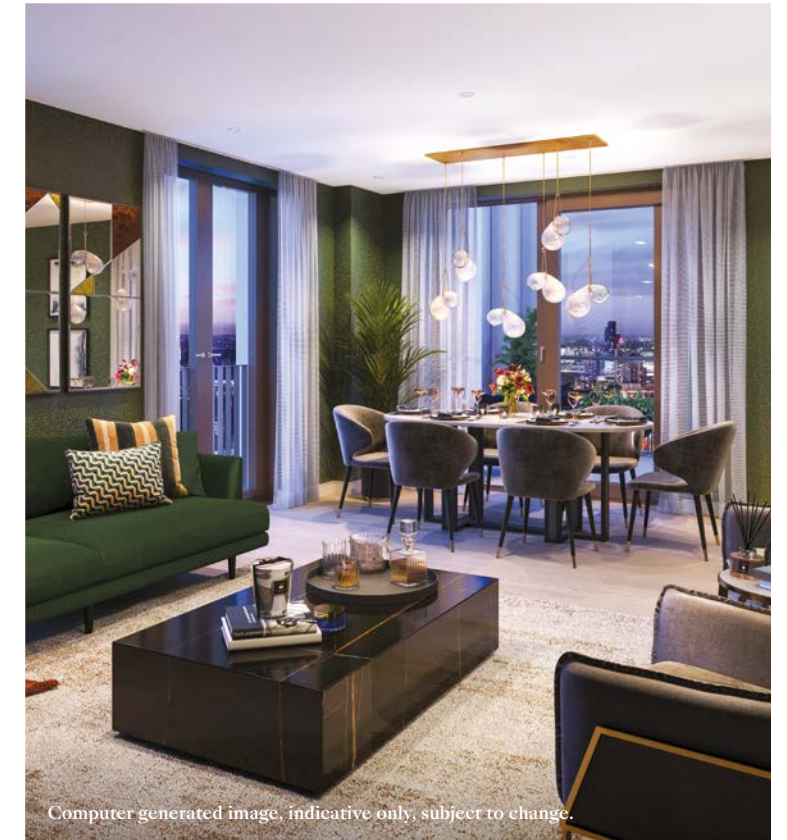
Relax and unwind in the 12 acres of green, open space, including private courtyard gardens and the 4.5-acre WiFi-enabled park that runs through the heart of TwelveTrees Park. Planted with native tree species and flowers that provide year-round colour, this is a very special place to be at one with nature.

## LIVE CONNECTED *to Home*



Luxuriously spacious interiors are the hallmark of these prestigious 3-bedroom penthouse homes. Meticulous attention to detail and outstanding quality of finish are apparent throughout.

The views from your private terrace are breathtaking – The City skyline, the pyramid atop Canada Square at Canary Wharf, the iconic ArcelorMittal Orbit in Stratford or the beautiful linear park. It's the perfect spot for entertaining family and friends.



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LIVE CONNECTED  
*to Life*  
/

Exclusive facilities at TwelveTrees Park are designed to make your busy life easier. For work or business meetings there is a dedicated co-working space with superfast broadband. For leisure, there is a fully-equipped gym, screening room and residents' lounge.



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06



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07

The welcoming residents' lobby forms a seriously impressive entrance to Evergreen Point. There is comfortable space for meetings or relaxation, and a 24-hour concierge desk at your service. For exclusive movie nights, book the private screening room.



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# Living Areas /

The Verdant Collection provides the luxury of light-filled, modern, open-plan living. With a dual aspect layout, breathtaking views can be enjoyed from the dining space and the sitting room area. Glazed doors open onto the private terrace, a spectacular feature which is ideal for alfresco gatherings.





Bedrooms /

The floor-to-ceiling windows allow for maximum light in to the bedrooms, emphasising their spacious and light-filled layout. Fitted wardrobes provide an elegant solution to your storage needs. In bedrooms 1 and 2, a few steps across the sumptuously carpeted floor takes you to the luxurious ensuite.

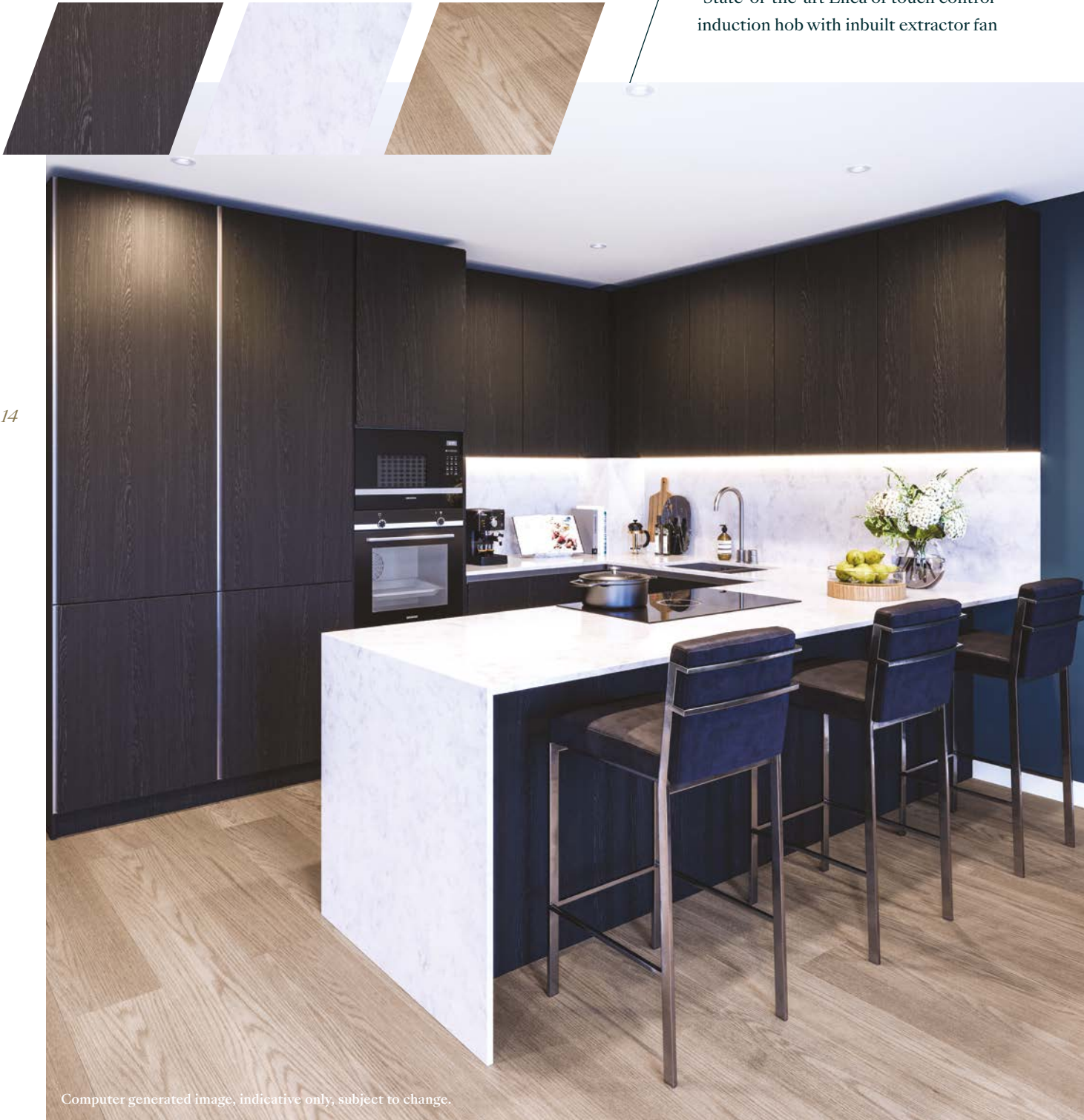


KITCHENS &  
*bathrooms*

This contemporary colour palette is focused on the classic contrast of light and dark. In the kitchen, the Nero Oak cabinets form a complementary partnership with the clean lines of the quartz worktops. This is reflected in the bathroom where the bespoke vanity unit stands beside the Italian ceramic tiles, complemented with the mosaic feature tiles.

*Quartz*  
KITCHEN

- Units are 'Nero Oak'
- Cosentino silestone quartz lagoon worktops
- Brushed stainless steel finishes
- Siemens appliances
- Washed oak engineered wood flooring
- State-of-the-art Elica or touch control induction hob with inbuilt extractor fan



*Quartz*  
BATHROOM

- Porcelain floor and fully tiled walls
- Bespoke joinery and vanity unit
- Brushed stainless steel brassware finishes
- Heated towel radiator





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## Emerald

### BATHROOM

- Porcelain floor and fully tiled polished porcelain walls
- Bespoke joinery and vanity unit
- Gold colour brassware finishes

## KITCHENS & bathrooms

This exquisite palette exudes luxury but with a modern finish. Inspired by the world's finest jewels and marbles, the deep sage greens contrast beautifully with the crisp Calacatta gold worktops with gold finishes that pop against the quartz stone. In the bathrooms, the rich porcelain marble effect is complemented by gold finishes and a feature joinery cupboard.

## Emerald

### KITCHEN

- Sage green cupboards and tall units
- Cosentino silestone quartz Calacatta gold worktops
- Gold colour finishes
- Siemens appliances
- Washed oak engineered wood flooring
- State-of-the-art Elica or touch control induction hob with inbuilt extractor fan



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# KITCHENS & bathrooms

This deep, sophisticated palette reflects a modern and metropolitan lifestyle. The charcoal worktops contrast to the sand coloured units bringing an earthy yet rich feel to this palette. The bathrooms offer modern luxury with a Marmi deep grey tile taking prominence. This colour combination will never go out of fashion.

## Onyx KITCHEN

- Focus 'sand' cupboards and tall units
- Cosentino silestone quartz in the colour charcoal soapstone
- Gunmetal finishes
- Siemens appliances
- Washed oak engineered wood flooring
- State-of-the-art Elica or touch control induction hob with inbuilt extractor fan



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## Onyx BATHROOM

- Porcelain floor and fully tiled walls
- Bespoke joinery and vanity unit
- Black brassware finishes
- Heated towel radiator



Penthouse 32-01

Floor: 32

Total Area	107.7 sq m	1,160 sq ft
Kitchen	2.9m x 3.3m	9'6" x 10'9"
Living	4.6m x 3.3m	15'1" x 10'9"
Dining	4.6m x 2.4m	15'2" x 7'9"
Bedroom 1	3.5m x 5.5m	11'6" x 18'1"
Bedroom 2	3.2m x 4.2m	10'5" x 13'10"
Bedroom 3	3.0m x 4.2m	9'11" x 13'10"
Terrace	2.9m x 2.9m	9'6" x 9'6"

Floors

Floor 32	
Floor 31	
Floor 30	
Floor 29	
Floor 28	
Floor 27	
Floor 26	
Floor 25	
Floor 24	
Floor 23	
Floor 22	
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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

EVERGREEN POINT at TwelveTrees Park



Views of TwelveTrees Park  
towards the City



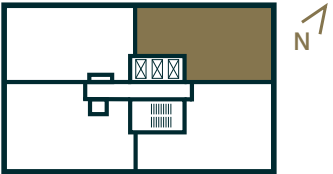
Views towards  
Stratford and the Olympic Park



Views towards  
West Ham Park



Floorplate



Floorplans shown for TwelveTrees Park, The Verdant Collection 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. Please ask our 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.



Penthouse 32-02

Floor: 32

Total Area	111.2 sq m	1,197 sq ft
Kitchen	2.1m x 3.6m	6'9" x 11'9"
Living	4.0m x 3.5m	13'1" x 11'7"
Dining	4.0m x 3.4m	13'1" x 11'2"
Bedroom 1	2.8m x 4.2m	9'3" x 13'9"
Bedroom 2	2.9m x 4.2m	9'6" x 13'10"
Bedroom 3	2.9m x 4.2m	9'5" x 13'10"
Terrace	2.9m x 2.9m	9'6" x 9'6"

Floors

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Ground	

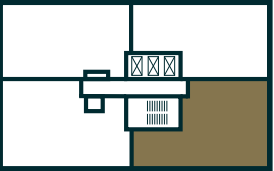
Key

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

EVERGREEN POINT at TwelveTrees Park



Floorplate



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Total Area	116.75 sq m	1,257 sq ft
Kitchen	2.8m x 3.5m	9'2" x 11'4"
Living	5.0m x 3.3m	16'3" x 10'10"
Dining	4.6m x 2.3m	15'0" x 7'7"
Bedroom 1	3.5m x 4.2m	11'5" x 13'10"
Bedroom 2	3.2m x 4.2m	10'5" x 13'10"
Bedroom 3	3.0m x 4.2m	9'10" x 13'10"
Terrace	2.9m x 2.9m	9'6" x 9'6"

Floor 32  
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Ground

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

EVERGREEN POINT

THE  
*Verdant*  
COLLECTION

THE BOULEVARD

THE BOULEVARD

WEST HAM

HALLS ROAD

VERDE TOWN BRIDGE



*Live Connected to your space*



LIVE CONNECTED  
*to your space*

A modern and luxurious specification exuding quality with a choice of three striking colour palettes.



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

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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*Specification*

Kitchens

- / Bespoke kitchens in a choice of finish combinations\*
- / Custom designed cupboards including concealed refuse and recycling storage
- / All worktops and splashback are made of reconstituted stone
- / Brushed stainless steel\* sink featuring single-lever mixer tap set in stainless steel, gold colour finish or gunmetal - depending on the colour palette chosen\*
- / Siemens or similar integrated stainless steel oven\*
- / Siemens or similar integrated microwave oven\*
- / 24-bottle wine cooler
- / Elica or similar touch control induction hob with built-in recirculating extractor\*
- / Siemens or similar fully integrated multifunction dishwasher\*
- / Siemens or similar integrated refrigerator and integrated freezer\*
- / LED lighting underneath wall-mounted cupboards

Utility Cupboard

- / Free-standing washer/dryer
- / Mechanical Ventilation with Heat Recovery (MVHR)
- / Heat Interface Unit to provide Domestic Hot Water and Heating

Bathrooms

Three-piece Bathroom with Bath

- / White ceramic WC with soft-close lid and dual-flush plate
- / White ceramic semi-recessed wash basin with mixer
- / Heated towel rail
- / White bathtub with wall mounted controls
- / Ceiling mounted shower head with hand shower
- / Glass shower screen
- / Wall-mounted tissue holder and robe hook in stainless steel, gold colour or gunmetal - depending on the colour palette chosen
- / Bespoke mirrored cabinet with shaver socket and feature lighting
- / Porcelain tiled walls in a choice of colour palettes
- / Porcelain tiled flooring in a choice of colour palettes

Shower Room

- / 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 stainless steel, gold colour or gunmetal - depending on the colour palette chosen\*
- / Bespoke mirrored cabinet with shaver socket and feature lighting
- / Ceiling mounted shower head with hand controls
- / Heated towel rail
- / Glass shower screen and door
- / Porcelain tiled walls in a choice of colour palettes
- / Porcelain tiled flooring in a choice of colour palettes

Two-piece Powder Room (where applicable)

- / White china WC with soft-close lid and dual-flush plate
- / White china semi-recessed wash basin with mixer
- / Heated towel bar
- / Wall-mounted tissue holder and robe hook in stainless steel, gold or gunmetal - depending on the colour palette chosen\*
- / Bespoke mirrored cabinet and feature lighting
- / Porcelain tiled floor and walls in a choice of colour palettes

Interior Finishes

- / Multi-point locking timber-veneered front door with leather clad lever door handle
- / Timber engineered flooring throughout living areas and hallways in chosen colour palette\*
- / Grooved skirting in white painted finish
- / Carpet in chosen colour palette to floor in all bedrooms
- / Bespoke wardrobes with sliding or hinged doors and lighting to bedroom 1 and selected bedrooms (refer to individual floor plans)
- / Opening windows (refer to individual floor plans)
- / Manual blinds to windows

External Finishes

- / Full height sliding door(s) with full height glass screen (refer to individual floor plans)

Electrical Fittings

- / Home automation system to include heating, lighting and video entry system
- / Dimmable lighting to living room
- / LED recessed downlighting throughout
- / Pre-constructed wire ways for wall-hung TV to living rooms and bedrooms with data network enabling interface with other home entertainment devices\*

Heating and Cooling

- / Underfloor heating throughout apartment
- / Comfort cooling to principal rooms (Lounge and bedrooms)

Telecommunications

- / Wiring for satellite/cable and terrestrial Freeview television
- / TV outlet to living area and all bedrooms
- / Sonos speaker system to living room and bedroom 1
- / 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
- / Warranty under Premier Guarantee

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



# 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 air-tightness, 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 serve 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 to 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.



# 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.

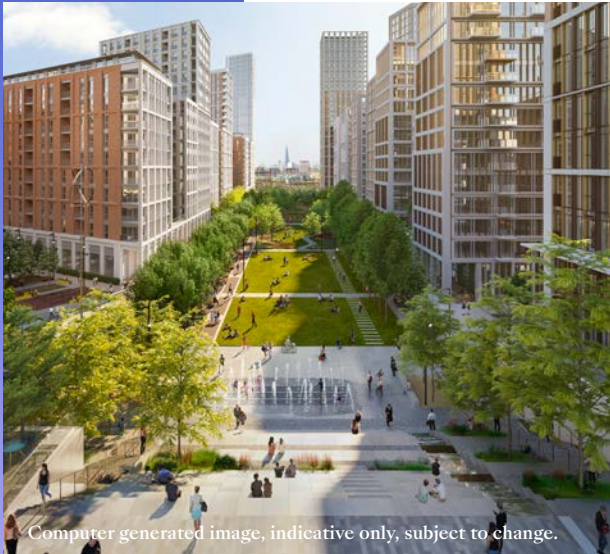
We transform underused sites into exceptional places and we’re also transforming the way we work; embracing technology and raising standards, as we continue to deliver an outstanding customer experience and create high-quality homes that delight our customers.

Our Vision 2030 is our ten year plan which sets out how we will achieve this.

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Computer generated image, indicative only, subject to change.

## TRANSFORMING *places*

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



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## 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.



Computer generated image, indicative only, subject to change.

## 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.

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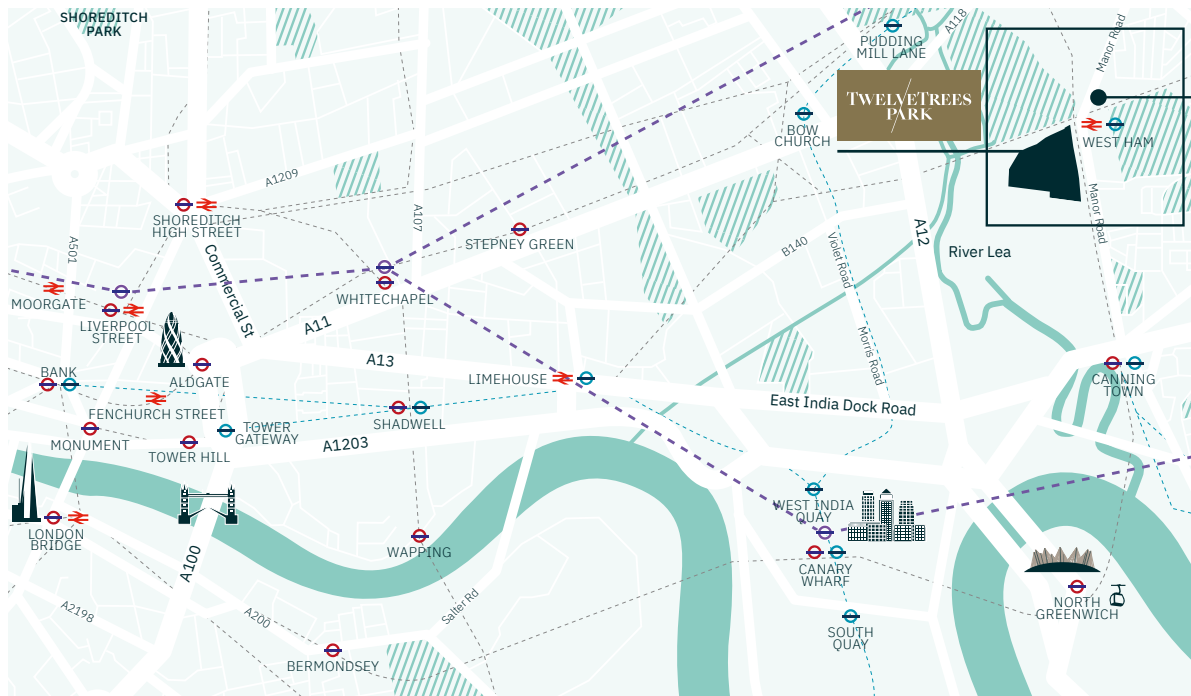


Please scan this QR code for more information on how we are TRANSFORMING *tomorrow*





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, Evergreen Point and The Verdant Collection 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. 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](http://www.TwelveTreesPark.london)