

TWELVETREES PARK

FACTSHEET



EVERGREEN POINT

Berkeley
Designed for life

TWELVETREES PARK

*London's vibrant new community with
connected living at its heart.*

TwelveTrees Park is an exciting development of studios, 1, 2 and 3 bedroom apartments and penthouses in the heart of up-and-coming residential East London. Fresh and modern, this new neighbourhood is just minutes from the City, Canary Wharf, Stratford and the West End – perfectly placed for business, employment, universities, schools, shopping and entertainment.

Everything about TwelveTrees Park is dedicated to the connectedness and wellbeing of residents. Beautiful landscaped gardens and open parkland occupy over half the site, for everyone to enjoy. With buzzing cafés, bars and restaurants, and a community hub at the centre, there is always something to do and a place to meet.

Welcome to your connected life.

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Why buy at TwelveTrees Park

- Large regeneration scheme in an area marked for growth
- Located between Canary Wharf and Stratford, ideally placed for commuting to the City
- Rental yields expected to achieve 3%-4%
- Strong demand from renters due to excellent transport links and the quality of a Berkeley home
- One of the best connected developments in London, with five transport lines overlapping at West Ham
- Twelve of the top 100 universities in the UK are within 30 minutes travel time from TwelveTrees Park
- Three minutes by tube to Westfield Stratford and the Olympic Park
- 55% of the site is dedicated to open, green, landscaped gardens
- WiFi-enabled 4.5 acre linear park
- Resident facilities include a 24-hour concierge, gymnasium, residents' lobby, business lounge and screening room



Computer Generated Image, indicative only

Why invest in London*

- Underlying demand for supply
- London's population is set to increase to 10 million people by 2029, that's 2 million more people in the next 10 years
- The City is seen as a safe haven, especially in times of political instability
- London has a 29% higher average salary than the rest of the UK; 6.7m jobs by 2036
- Average GDP growth of 3.2% per annum over the last five years, faster than any other major European city; 50% of the UK financial GDP generated in London
- One of the world's greenest cities for its size; over 100 languages spoken; 291,652 millionaires live in London
- London has a strong legal structure, asset protection and multicultural society
- Approximately 105,000 people work in Canary Wharf which is set to double in the next 10 years (just minutes from TwelveTrees Park)
- Favourable currency exchange rates
- Ease of global access with four main airports in close proximity, City Airport being just 10 minutes away
- London has 40 higher education institutions and for the second time, two UK universities have taken the top two spots out of 200 universities in the world†
- London is centrally located between Asia and North America

* Source: CBRE Residential London Living 2018

† Source: www.timeshighereducation.com/student/best-universities/best-universities-world



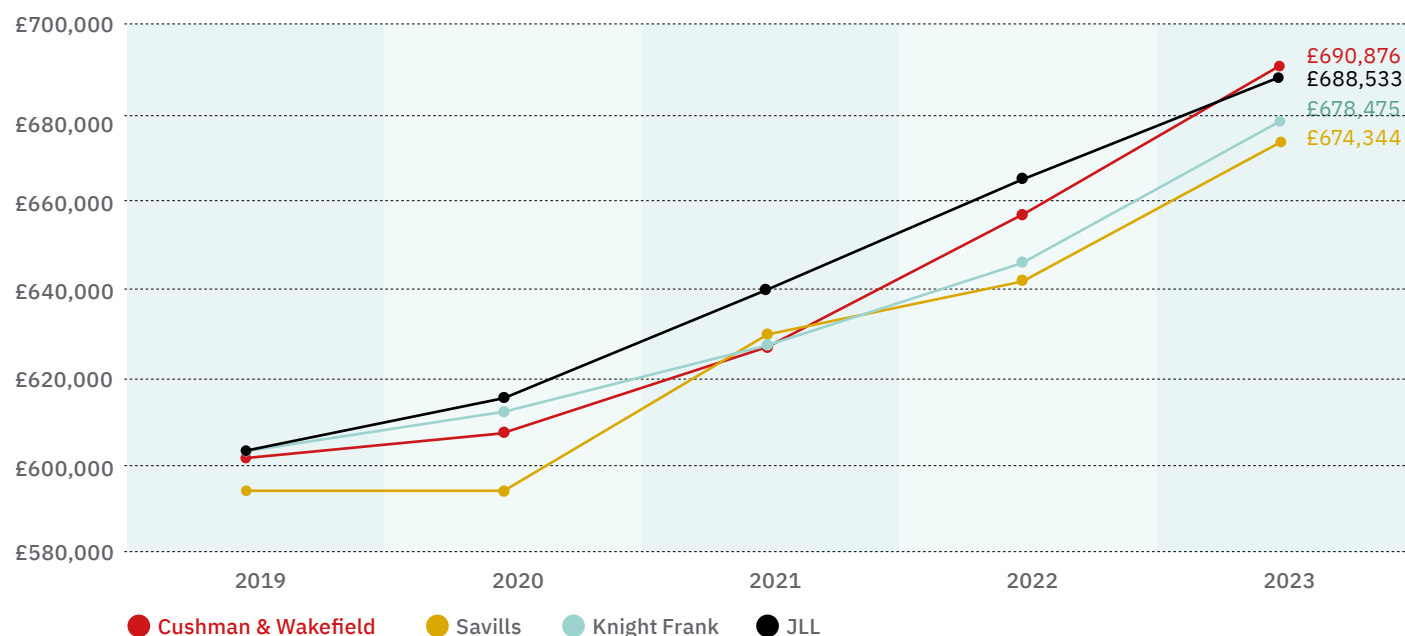
Pricing increase forecast

	2019	2020	2021	2022	2023	Total Change
Cushman & Wakefield	0.30%	0.90%	3.20%	4.80%	5.20%	15.2%
Savills	-1.00%	0.00%	6.00%	2.00%	5.00%	12.4%
Knight Frank	0.50%	1.50%	2.50%	3.00%	5.00%	13.1%
JLL	0.50%	2.00%	4.00%	4.00%	3.50%	14.8%

Rental growth (% pa)

	2019	2020	2021	2022	2023	Total Change
Savills	0.50%	1.50%	4.00%	4.50%	4.50%	15.9%
Knight Frank	1.50%	2.00%	2.50%	3.00%	3.50%	13.0%
JLL	2.00%	2.50%	3.00%	3.00%	2.50%	13.7%

House price forecasts (2019-2023) - example if purchasing at £600,000



These forecasts have been sought from independent sources to provide insight into property prices and the rental market. The information should be used for guidance only and it is recommended that personal research should be carried out prior to investing.

The Development

Key features about TwelveTrees Park

- Designed by acclaimed architects, Patell Taylor (Masterplan) and Atkins (Phase 1A)
- 12 acres of landscaped parkland and courtyard gardens
- Studios, 1, 2 and 3 bedroom apartments and penthouses
- WiFi-enabled 4.5 acre linear park*
- Cafés, restaurants and shops on site*
- New East London Science School
- Community Hub at the heart of the development with events and activities
- Over 250,000 sq ft of flexible retail and commercial space*

* Delivery will be phased. Please speak to the Sales team for more information on the commercial strategy for the development.

	STUDIOS	1 BED	2 BED	3 BED	TOTAL APTS
Private Homes Phase 1	62 (15%)	180 (42%)	122 (28%)	66 (15%)	430 (100%)
Private Homes Overall	214 (14%)	582 (39%)	454 (31%)	232 (16%)	1,482 (100%)

The Developer

Berkeley builds beautiful, successful places, blending homes, parks and public realm with great facilities to create fantastic communities where people love to live. We have built more than 19,500 houses in the last 5 years, across London, Birmingham and the South of England. We work with key stakeholders to tackle the shortage of good quality homes and make a lasting contribution to the landscape and communities that we create.

We have a wealth of experience in delivering complex developments like TwelveTrees Park that include homes, schools, community facilities, large areas of public realm and new transport infrastructure. Experts in placemaking, we believe the spaces between the buildings are just as important as the buildings themselves.

Our places are characterised by exemplary and sustainable design that take into account future climate change, facilitate the creation of strong, inclusive communities and promote a net biodiversity gain. Examples of such developments include Woodberry Down in Hackney, Goodman's Fields in Aldgate, South Quay Plaza in Tower Hamlets, Kidbrooke Village and Royal Arsenal in Greenwich.

98% of our customers would recommend us to a friend†.

† in an independent survey of its customers in 2017.



Location

Stephenson Street, E16 4SA

Local Authority

London Borough of Newham

Tenure

999-year lease

Architects

Patel Taylor are multi-award-winning architects. Projects range in scale from city planning and urban landscapes, to leading residential, mixed-use and workplace developments. Past projects have included White City Living, London Dock, Battersea Power Station, Wood Wharf and Athletes' Village. Atkins are the delivery architects and have worked on London Crossrail and Burj Al Arab.

Landscape design

HTA Design LLP are a design consultancy specialising in landscape design for regeneration, residential design, parks and public realm – the team deliver complex projects with beautiful solutions. The work ranges in scale and location, from park design to linear waterfront solutions. Past projects include South Quay Plaza, Saffron Square and Kidbrooke Village.

Interior Design

Johnson Ribolla are the interior designers for this development, previous projects include:- One Tower Bridge, Roman House and Woodberry Down.

Building insurance

10-year warranty

Estimated completion

Evergreen Point - estimated from Q3/4 2023

Council tax

London Borough of Newham

B and H £2,662.78pa

Table of the 2019/2020 council tax figures
Source: www.newham.gov.uk

Please be advised this is subject to change and is listed as indicative only.

Ground rent**

Studio & Mannhattans	£350pa
1 bedroom apartments	£400pa
2 bedroom apartments	£450pa
3 bedroom apartments	£500pa
Penthouses	£500pa

Service charges**

■ £4.95 PSF[^]

** Please be advised this is subject to change prior to completion taking into consideration inflation and market changes between now and completion date.

[^] This cost is an estimate and excludes a sinking fund charge which may increase the total amount payable.

Resident facilities

- 24-Hour Concierge
- Residents' business lounge:
 - Multiple co-working areas
 - Open 'pod' meeting areas
 - Private meeting room
- Residents' lobby area
- Screening room
- Gym

All facilities based in S01 are applicable for phase 1 and phase 2.

Terms of payment

1. A booking deposit is payable upon reservation:
 - £2,500 deposit for studios and 1 bedroom apartments
 - £5,000 deposit for 2 and 3 bedroom apartments
2. 10% of the purchase price is payable 21 days from reservation on exchange of contracts (minus the reservation fee)
3. An additional 10% advanced payment is required 12 months after exchange of contracts
4. A further 5% payment is due 24 months after exchange of contracts
5. Balance of 75% is payable upon completion

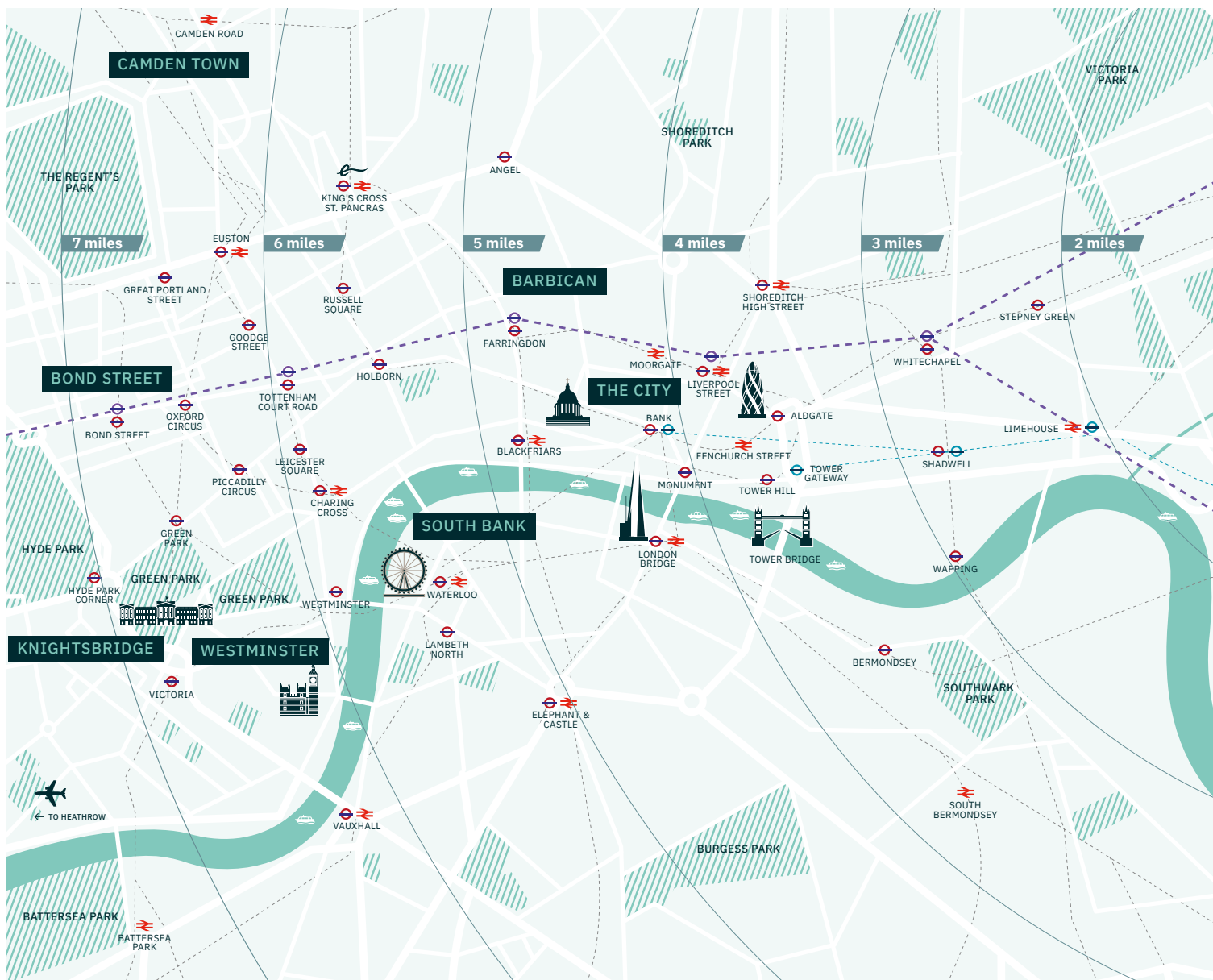
Two forms of identification are requested for each purchaser – a proof of address and proof of identity.

These must be originals and must be valid and dated within the last three months.

If the purchase is being made in a company name then the following must be provided:

- A copy of the Certificate of Incorporation and Memorandum of Articles and Association
- Evidence of the company's registered address
- A list of directors and shareholders
- Individual photo identification for at least two directors and shareholders





Local area

TwelveTrees Park is in an excellent strategic location at the centre of a 'golden triangle', benefiting from a maximum journey time of just 10 minutes to retail and leisure (Westfield Stratford), work and business (Canary Wharf) and transport and travel (London City Airport).

- **3 minutes** away Stratford is a buzzing shopping and leisure hub, with restaurants, bars, cinemas and theatres. Stratford is also home to the famous Westfield Shopping Centre
- **3 minutes** away from the Queen Elizabeth Olympic Park
- **4 minutes** from the world famous O2 Arena. More than 600 of the best-known names in music have performed here to capacity crowds of 20,000
- **7 minutes** from Canary Wharf, a major business and finance centre employing around 105,000 people. There are also excellent dining and shopping opportunities

Transport links

With five major transport lines on your doorstep, London City Airport only 10 minutes away and a choice of links to Eurostar – everything you need really is within easy reach.

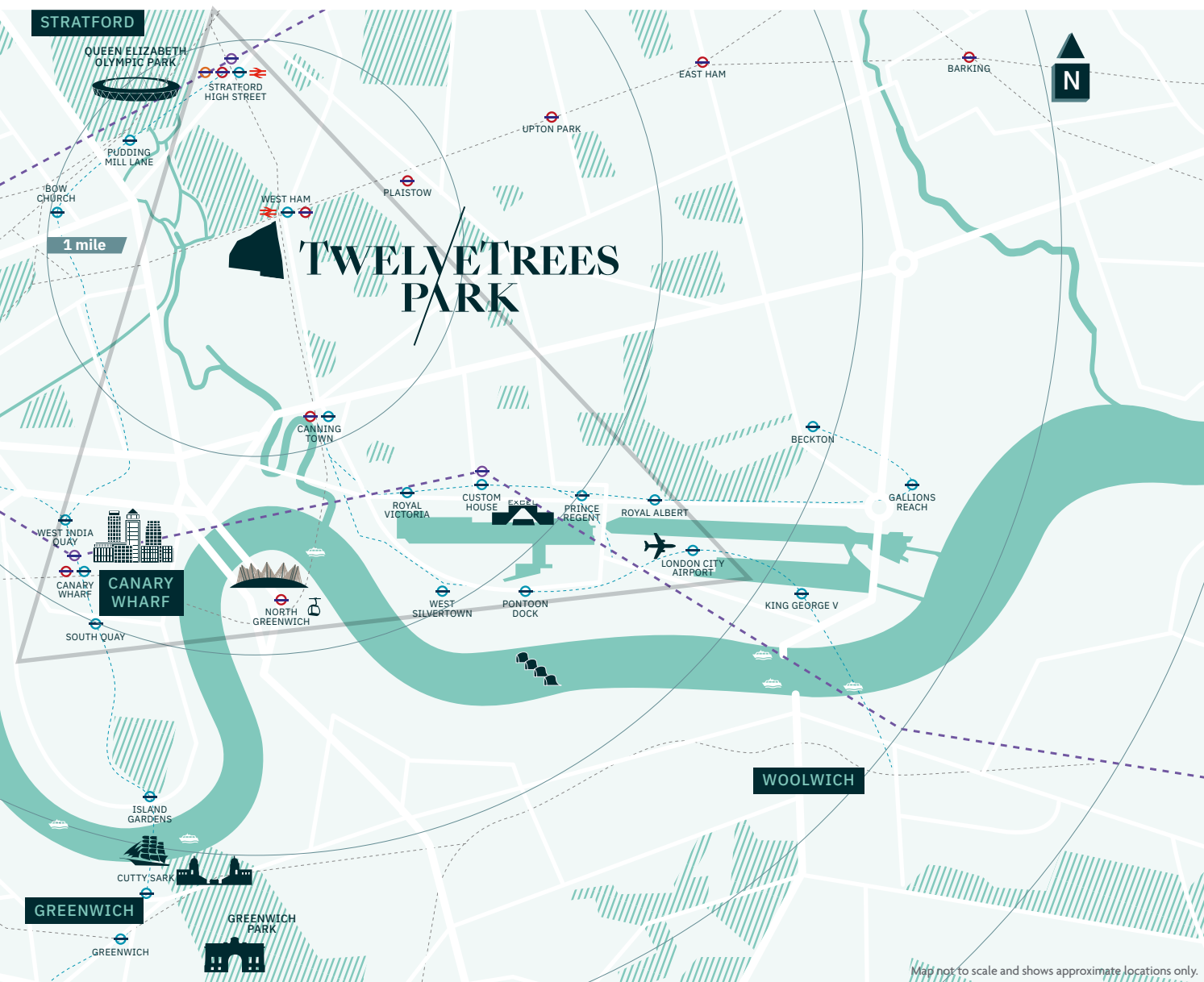
- Located in Zone 2/3
- Access to 3 underground lines, DLR and overground rail
- Nearest underground station is West Ham which is on the District Line, Jubilee Line and the Hammersmith & City Line
- West Ham is on the DLR with trains to London City Airport taking 10 minutes
- West Ham is also on the overground rail line with trains into Fenchurch Street in 10 minutes
- Crossrail connection is at nearby Stratford Station – 3 minutes from West Ham on Jubilee Line. Crossrail will provide quick access to Liverpool Street (7 mins), Canary Wharf (8 mins), Bond Street (15 mins) and Heathrow Airport (49 mins)
- Around 200 million passengers will travel on Crossrail* each year

Tube Journey times

From West Ham Station – Underground	
Stratford (<i>Jubilee</i>)	3 mins
Canary Wharf (<i>Jubilee</i>)	7 mins
Aldgate East (<i>Hammersmith & City</i>)	12 mins
Liverpool St (<i>Hammersmith & City</i>)	16 mins
Bond Street (<i>Jubilee</i>)	22 mins
Temple (<i>District</i>)	22 mins
King's Cross St Pancras International - for Eurostar (<i>Hammersmith & City</i>)	25 mins
Victoria (<i>District</i>)	29 mins

From West Ham Station – DLR	
Stratford International (HS1)	4 mins
London City Airport	10 mins
Woolwich Arsenal	16 mins
Bank	17 mins

From West Ham Station – Overground	
Limehouse	5 mins
Fenchurch Street	10 mins
Leigh-on-Sea	35 mins



Map not to scale and shows approximate locations only.

12 of the top 100 universities accessible within 30 minutes

World-class education at your fingertips

Campuses of 12 of the top 100 UK universities, including the LSE, City University and UCL, can be reached within 30 minutes from TwelveTrees Park.



Journey times taken from 6:30am from West Ham Station to the nearest station to the University and are approximate only.
Source: www.tfl.gov.uk



A Sense of Quality

Every home at TwelveTrees Park will be delivered to the highest quality standards, with a fresh and modern specification and high end finishes. Clients get a choice of four colour palettes* to make their home their own and suit their own style.

For more details on the palettes please refer to the specification brochure.

TwelveTrees Park will be designed to create a place that enables people to enjoy a more fulfilling life.

* Choices must be made before the cut off date, please speak to the Sales or Customer Relations team for more info.

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