



**£525,000**

**Manor Road**

London, E15 3FQ

Selection of 1, 2 and 3 bedroom properties ranging from £525,000.

#### Modern Living at Twelve Trees Park – Berkeley Homes, E15

Discover exceptional urban living at Twelve Trees Park, an award-winning development by Berkeley Homes in the heart of E15. Set across 12 acres of beautifully landscaped green space, this visionary community combines modern design, unrivalled connectivity, and outstanding facilities – all just moments from central London.

#### Property Highlights:

This stylish apartment offers contemporary open-plan living with high-quality finishes, floor-to-ceiling windows, private outdoor space, and smart home technology. Sleek kitchens with integrated Siemens appliances, underfloor heating, and comfort cooling ensure year-round comfort and luxury.

#### Development Facilities:

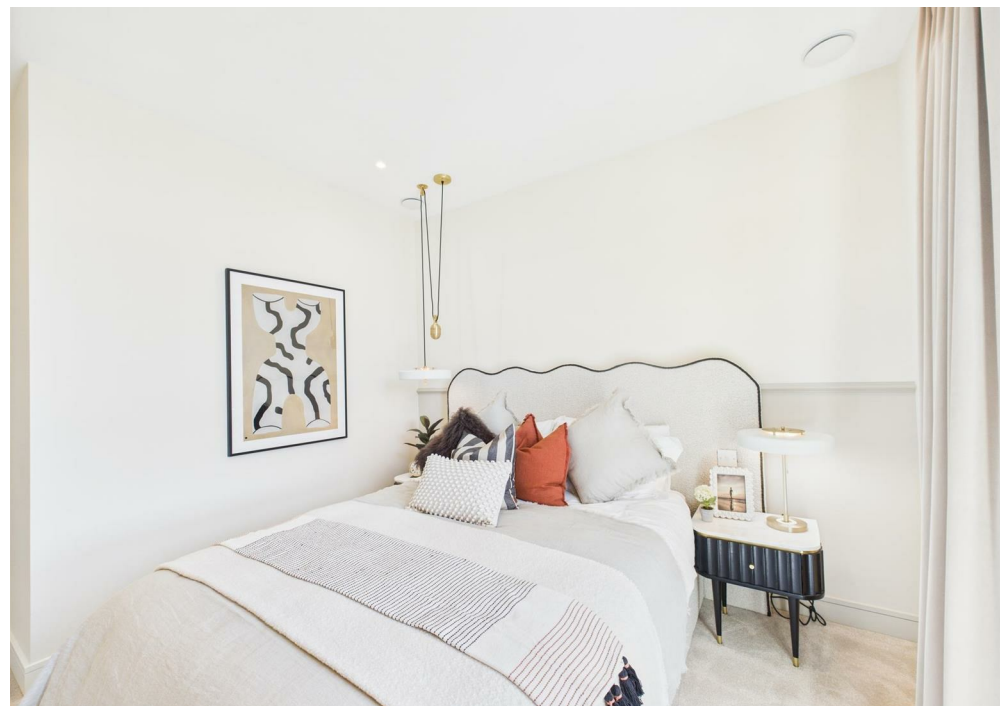
- Concierge service (24-hour)
- Residents' lounge
- State-of-the-art gym
- Screening room / cinema
- Private dining rooms
- Workspaces & meeting rooms
- Wi-Fi-enabled communal areas
- Beautifully landscaped gardens and courtyards
- Cycle storage & secure parking options

Twelve Trees Park is designed to foster a vibrant community, blending peaceful green spaces with modern urban living.

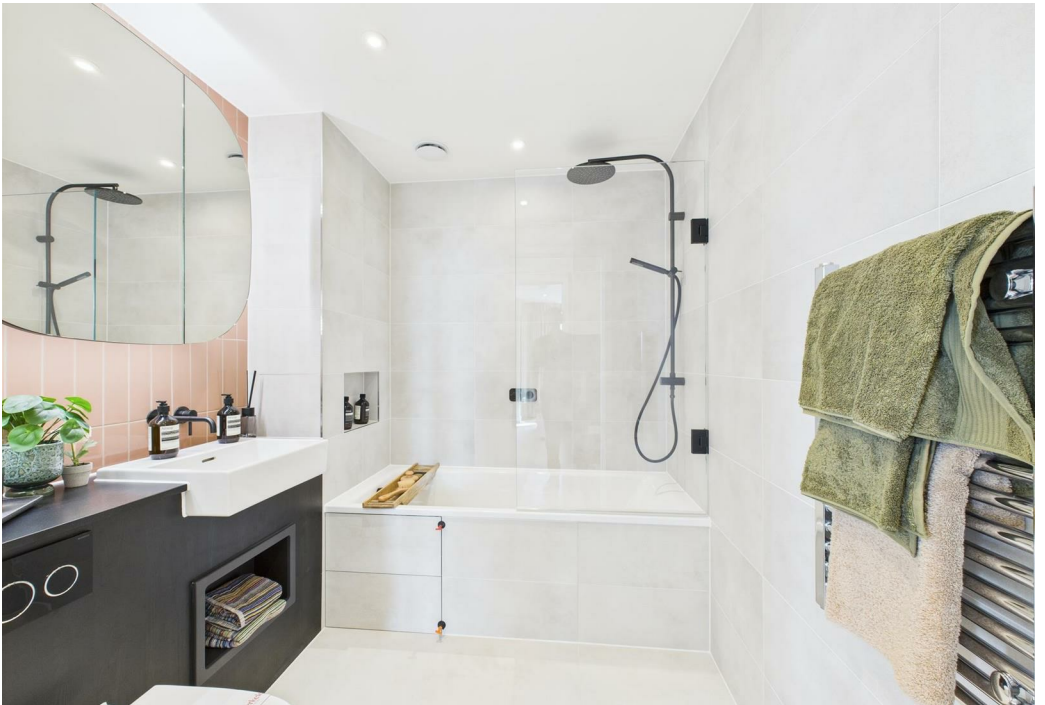
#### Unmatched Connectivity:

Ideally located next to West Ham Station, offering access to 5 major transport lines (Jubilee, District, Hammersmith & City, DLR, and National Rail). Reach:

- Canary Wharf in 8 mins
- Stratford in 3 mins
- The City in under 15 mins







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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#### OFFICE DETAILS

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