

NEST EIO

DUNEDIN ROAD, EIO

LIVE EAST • LIVE LEYTON

NEST EIO

YOUR | YOUR  
NEST | EAST





**A contemporary and striking development in East London's fashionable new postcode, NEST is where community and creativity meet.**



This stylish collection of one, two and three bed homes, are symbolic of Leyton's transformation into a vibrant neighbourhood where it's easy to belong.

One of East London's most sought-after new areas to live, Leyton now has the homes to match the exciting changes. Rising up as a modernist landmark, NEST combines stylish urban living with a neighbourhood vibe.

Around the waterways of Queen Elizabeth Olympic Park, it's easy to forget how close the creative urban areas of Hackney and Shoreditch are. Being here really does give you the best of both worlds.

So play your part in this exciting new chapter in East London's rich history, along with a growing community of like-minded people.



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# STYLE WITH SUBSTANCE

A gateway to the new Leyton, NEST is a 21st Century development that signals the exciting changes taking place.

Mixing contemporary urban style with laidback comfort it's a building that stands out from the crowd.

The clean lines and bold brickwork of the exterior draws the eye while mirroring the historic Victorian terraces of the neighbouring streets. The pared down simplicity continues in the impressive private balconies, some with views across to the Olympic Park and beyond.



Top Left: Boxpark, Shoreditch

Bottom Left: Spitalfields Market, Shoreditch

Middle: Hackney Wick

Right: The Truman Gallery, Brick Lane

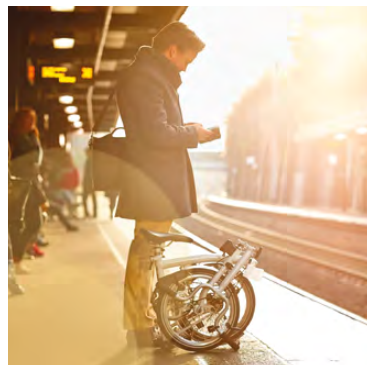
Far Right: Cycle Hub, Leyton Station

Street art legend Thierry Noir painted this large-scale mural in Wallis Road, Hackney Wick. He is credited in art history as the first artist to start painting large works on the Berlin Wall in 1984.



# EAST

# CENTRAL



LEYTON



STRATFORD



BETHNAL GREEN



LIVERPOOL STREET



OXFORD STREET



BOND STREET







Five minutes walk from NEST is Leyton Underground station where Central Line trains carry commuters and shoppers into Liverpool Street and the West End in less than 30 minutes. Just three stops brings you to the creative hub of Bethnal Green with a short walk along Redchurch Street reaching the boutiques and restaurants of Shoreditch.

Nearby Stratford International is now a major transport hub with King's Cross Eurostar connections just seven minutes away. Stratford also brings East London's other creative areas like the happening arts hub of Hackney Wick and the bars and galleries of Dalston within easy reach.

Or explore by bike the neighbourhoods of London Fields and Clapton less than a 20-minute ride away. You can also make the best of the transport connections with the new cycle hub at Leyton Underground station where you will also find Brompton bike hire. And with work beginning soon on the Mayor of London's Mini-Holland scheme cycling in the region is to become even easier.



City Airport is also easily accessible and with the arrival of Crossrail in 2018 journeys to Heathrow from Stratford will be cut to 40 minutes.



# YOUR NEW LEYTON





**Top Right:** Westfield Stratford City

**Bottom Right:** Albert & Francis Cafe, Leyton

**Left:** The Good & Proper Tea Co. pop-up

**Bottom Left:** Sahara Grill, Leyton



## “Setting the stage for a new fashion and arts hub”

Vogue

## “There’s something about Leyton, east London’s rising property hotspot”

Evening Standard Homes & Property

## “One of London’s most happening neighbourhoods”

CNN Travel



The strong artistic spirit has seen the arrival of new galleries and independent stores that wouldn't be out of place in Hackney and Dalston as E10 becomes the latest hot postcode in East London. And with quirky pop up stores, craft beer pubs and acclaimed restaurants opening all the time, you never quite know where the latest cool spot will be.

Exploring the local neighbourhood, you'll soon discover plenty of green spaces. Whether riding your bike through Victoria Park or doing lengths at London Fields lido, unwinding is easy here.

Right next to the Westfield Centre, the Queen Elizabeth Olympic Park will also soon be home to major new spaces for the V&A, Sadler's Wells, and London College of Fashion, “setting the stage for a new fashion and arts hub” in the words of Vogue magazine.

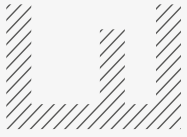
Leyton is emerging from the shadows of its neighbours to become the area everyone is talking about.

NEST brings you a modern London lifestyle with community at its heart. Alongside other contemporary developments like Leyton Central it's meeting the changes of the new East London.

A vibrant mix of creative businesses and old local institutions where a real sense of pride and community permeates everyday life, Leyton really does earn its reputation as a unique neighbourhood of London.

It was back in the mid 1990s when artists like Tracey Emin and Damien Hurst laid the foundations for East London's creative renaissance in the disused lofts around Old Street. The same energy that saw Shoreditch transformed has now well and truly reached Leyton.







*Top Left:* Leyton Bird Box Sign

*Top Right:* Leyton Station

*Left:* The Wild Goose Bakery

*Left:* All You Read Is Love, Leyton

*Middle:* Perky Blenders @ Project 660, Leyton

*Middle:* Leyton High Road

*Bottom Left:* Northcote Arms Pub, Leyton

*Bottom Middle:* Le Petit Corner, Leyton

*Bottom Right:* Leyton Orient Football Club

Evoking the pastel painted avenues of Notting Hill, Leyton High Road has been transformed from a tatty shopping street into a happening destination for ‘in the know’ East Londoners.

The Evening Standard’s food critic Grace Dent is one of the many fans of the Leyton Technical, the characterful gastropub on the High Road. One of their popular beers is an American style pale ale by Leyton’s Signature Brew. Other breweries have sprung up in the area like Magic Spells whose tap room is well worth a visit. As is Curved Brick Roastery, one of the many local producers giving the area its unique identity.

Grace Dent also loves Turkish restaurant Anatolia, an older High Road institution in an area that retains much of its old neighbourhood character. At the nearby Northcote Arms Pub you’ll find We Serve Humans whose tasty burgers are a firm local favourite as are the Macbeth haggis toasties at Scottish street food café Deeney’s. The High Road is also home to the barbers Rocket and Vault with vintage Ercol chairs and chrome lighting, perfect for your new modernist home.

“A leafy street, lined with newly opened bars and eateries, which are turning ‘Leyton Village’ into something of a hip destination,” said Time Out recently of lovely Francis Road. More Hampstead than Waltham Forest, it’s home to the renowned organic restaurant Marmelo Kitchen and Yardam café and restaurant.

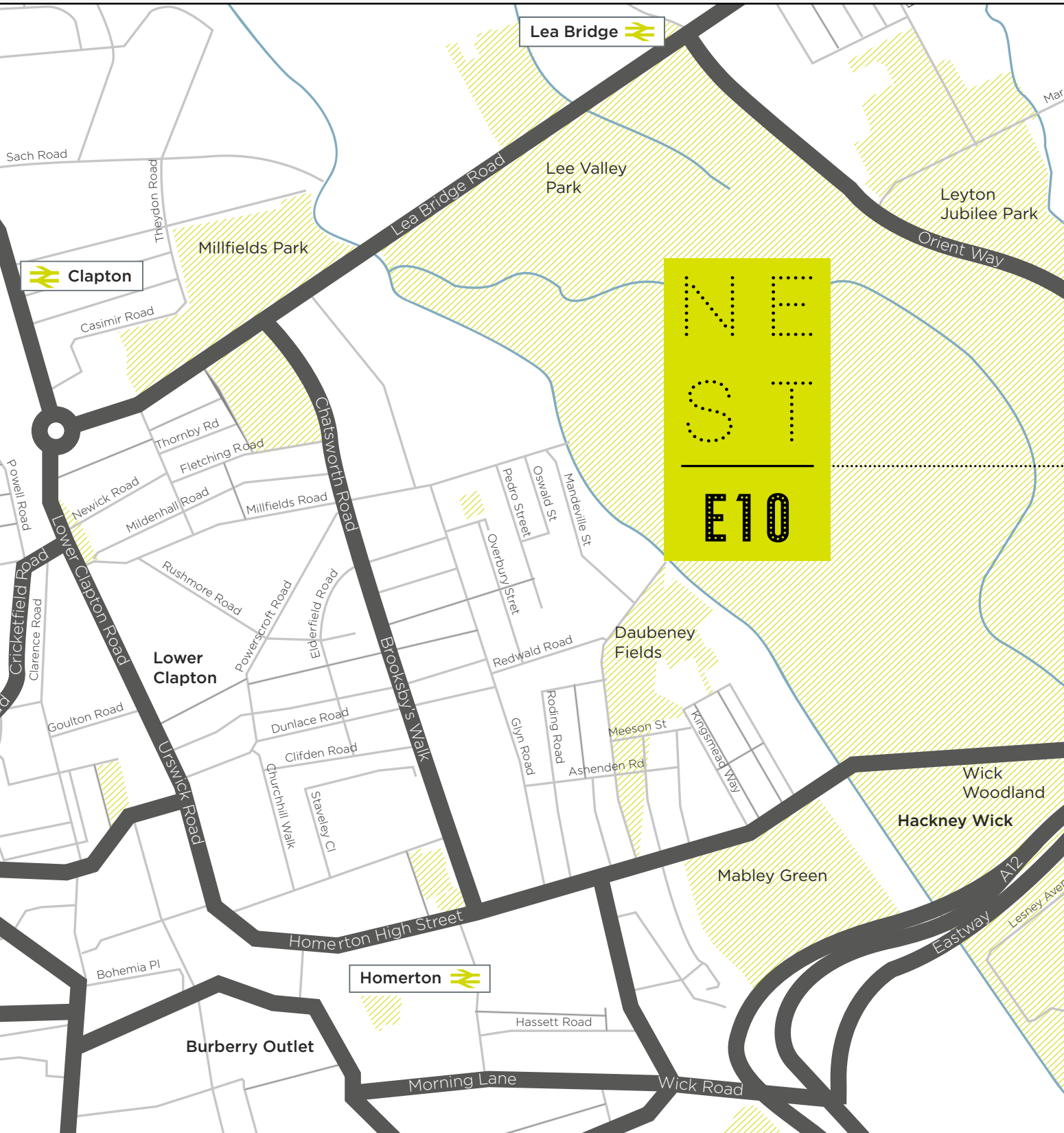
The characterful avenue is also home to interesting little stores like boutique florists Francis and the Phlox book store. An independent bookshop and cafe, All You Read is Love is just one of the many interesting spots on nearby Leytonstone High Road. A few doors down you’ll find Wild Goose Bakery where chefs Vernon and Kirsten cook the fresh artisan cakes. Or head to Leyton High Road for an espresso from local roasters cleverly named Perky Blenders @ Project 660.

**“A leafy street, lined with newly opened bars and eateries, which are turning ‘Leyton Village’ into something of a hip destination,”**

### Time Out

All around E10 and E11 there’s a strong artistic vibe. The Leytonstone Arts Trail celebrates this creativity with various pop-ups and exhibitions at trailblazing galleries like the Stone Space and Fill The Gap. And new creators are arriving all the time, like Tallie Maughan whose ceramics studio Turning Earth gives you the chance to find out why pottery is so popular right now.

You’ll also detect a strong East End community spirit here, whether shopping at one of the various street food markets like The Food Assembly or at the Leytonstone Festival, three weeks of events in July – from pop-up cinemas to supper clubs. And nothing can make you feel more like a local than cheering on Leyton Orient FC at their famous Brisbane Road stadium.



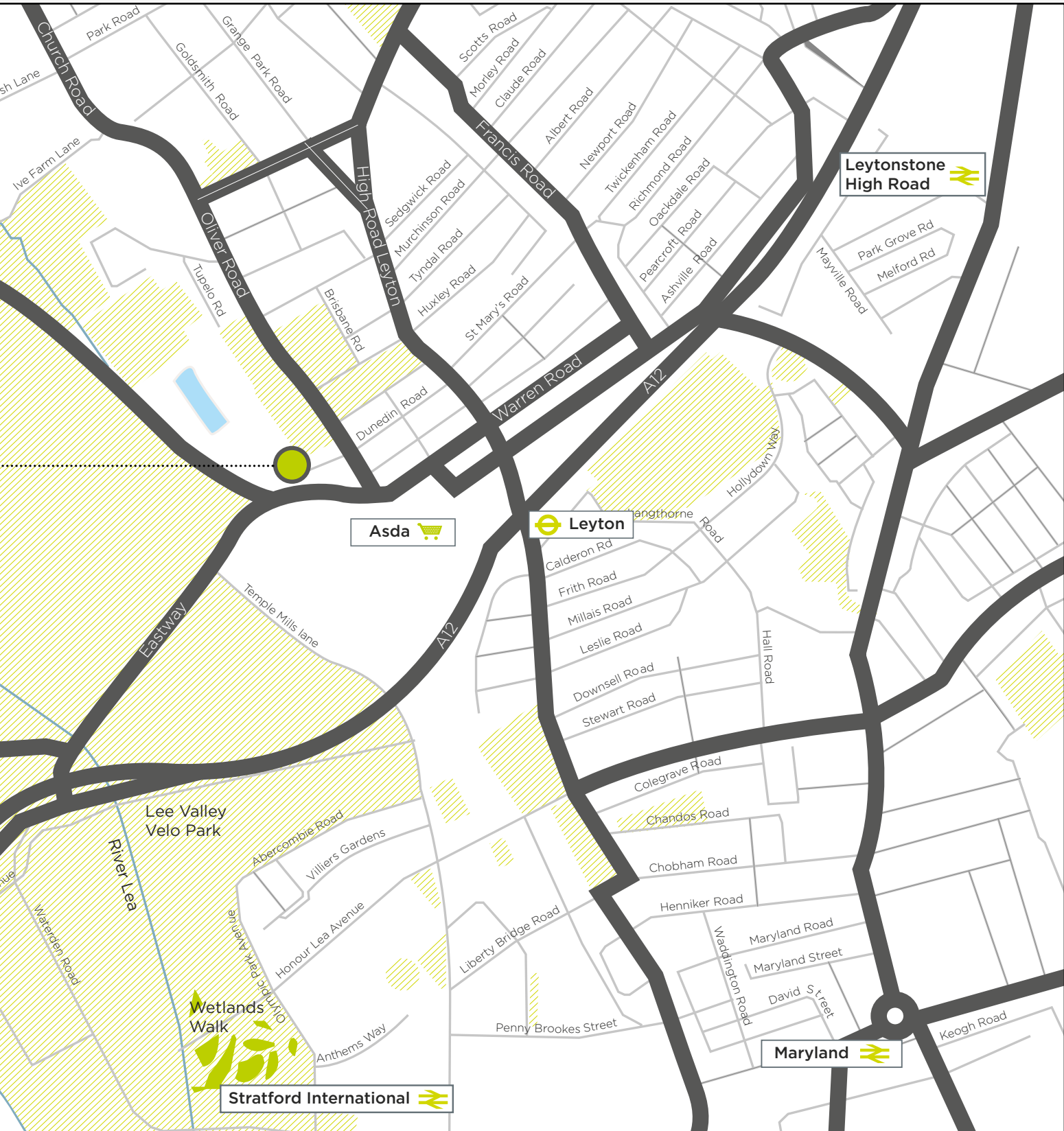
Lea Bridge

Clapton

Homerton

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# AKES

When it comes to relaxing you really are spoilt for choice here – from seriously testing bike trails to picturesque meadows for walking.

When the athletes left the Olympic Village in 2012 they left behind a legacy in the fantastic surrounds of the Queen Elizabeth Olympic Park. Relax in the beautiful parklands or swim in the same pool at the stunning Aquatics Centre where Michael Phelps won his Olympics golds. Centred on the iconic velodrome where Sir Chris Hoy also set the London 2012 Games alight, Lee Valley VeloPark offers track cycling, road racing, BMX and mountain biking.

For a more relaxed day you can explore acres of wetlands and the waterways of the River Lea which once served the Victorian industries of Stratford and Hackney. From the park there are many river trails to explore taking you through a fascinating mix of urban and rural landscape. The trails bring you to Hackney Marshes, home of Sunday afternoon football as well as a great spot for bird watching.

Another famous green space is Victoria Park, that has served the community of East London since 1845. Next door is London Fields, home to the Lido, London's only outdoor Olympic size pool. Closer to home is Hollow Ponds, where Epping Forest meets Leytonstone. Known locally as Leyton Flats, it's a calm space with a romantic boating lake.

*Left:* Velodrome, Queen Elizabeth Olympic Park

*Top Right:* Leyton Flats

*Right:* Hollow Ponds, Leytonstone



# OMES

# DELIGHT IN



Computer Generated Image



# \_THE DETAIL




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Step inside your new home and you'll soon be impressed.

The modern open plan living areas are as stylish as they are comfortable. The wool mix carpets bring a touch of indulgence to the bedrooms, carefully planned to provide the best space, light and storage.

Individually designed, fully fitted kitchens by Symphony include a built in oven, hob and extractor. All apartments include a fridge freezer, dishwasher and washer dryer.

The apartments benefit from a fully tiled bathroom with modern chrome fittings, The Ecodeck balconies are perfect for an early evening sundown as you take in the inspiring views.

NEST E10

# COOL COMFOR





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# A PERFECT PARTNERSHIP

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Newlon Housing Trust is a charitable housing association founded in Hackney in 1968 to provide decent and affordable homes to local people. We started out by buying two houses for £10,500 in Hackney in August 1968, which were renovated and converted into flats to let at affordable rents. We still own these two houses today, along with 8,000 more homes across north and east London.

ST

In recent years we have been a significant provider of new homes for affordable home ownership. We provide 1,300 Shared Ownership homes, mainly built in the last ten years, including many developed as part of the major regeneration projects around Arsenal's Emirates Stadium and at Hale Village in Tottenham, which have transformed these areas of London.

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In 2018 for the first time we will be selling homes for Private Sale, with any proceeds being reinvested to develop new affordable homes. To gear up for meeting the needs and aspirations of private buyers and the next generation of shared owners we are launching Newlon Living – our new home ownership brand along side our first development to include both Private Sale and Shared Ownership.

Prospective homeowners will be supported by a dedicated and highly successful sales team, with expert local knowledge, backed by Newlon's 50 years' experience of successfully managing and providing housing. The Newlon Living website provides all the latest details of the homes we have available and a wealth of handy advice and information for Shared Ownership and Private Sale buyers.

**“We are really excited about having new homes available in such great locations and committed to providing people with an excellent experience. We are confident that Newlon Living will successfully meet the needs of people looking for Shared Ownership or to buy a home outright.”**

Qammer Hussain, Head of Property Sales and Marketing

For more information visit: [www.newlonliving.co.uk](http://www.newlonliving.co.uk)

