

NEE

ST

E10

YOUR | YOUR
NEST | EAST



A contemporary and striking development in East London's hippest 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 neighborhood 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.

NEST E10

NE
ST

E10



↑ Leyton
Leytonstone
Superstore
← Argall Road Ind Est
Walthamstow (A104)



← Leyton Mills
Retail Park



STYLE WITH SUBSTANCE

One of the gateways to the new Leyton, NEST is a 21st Century development that signals the exciting changes here.

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

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 with views across to the Olympic Park and beyond.

For an ever better view head up to the communal roof terrace, a tranquil sanctuary from the buzz below. It's all about being part of a community in transition in a home that embraces both the old and the new.

So make your Nest here.



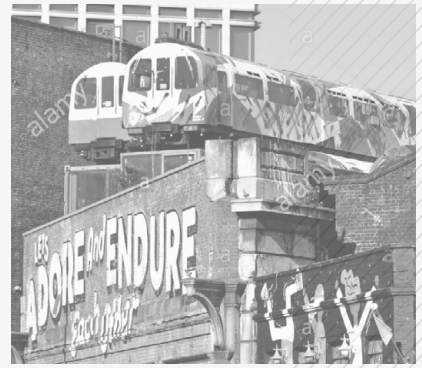
Top Left: Boxpark, Shoreditch

Bottom Left: Spitalfields Market, Shoreditch

Middle Right: Shoreditch

Right: The Truman Gallery, Brick Lane

At 14 Wesley Road you will find a blue plaque to commemorate Harry Beck who designed the iconic London Underground map in 1931. More than eighty years on, the engineering draftsman would be surprised at how well connected his once quiet suburb is.



EAST

CENTRAL



LEYTON

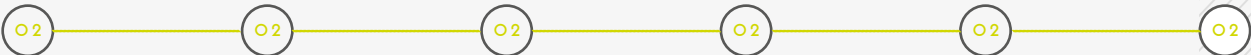
STRATFORD

BETHNAL GREEN

LIVERPOOL STREET

OXFORD STREET

BOND STREET



URBAN COOL

Where East London's creative renaissance began, Shoreditch is an ever-changing area of urban cool. Whether gallery hopping or boutique shopping there's always something new to explore.

While Hackney might have replaced Shoreditch as the cutting edge arts hub of East London, spaces like Red Gallery and Rivington Place keep the creative spirit alive. They now share the same streets as some of East London's hippest fashion boutiques like Present and Goodhood.

Shoreditch is also home to well established eateries like Rivington Grill and new spots like Lyle's and Merchant Tavern.

And just opposite the ultra chic ACE Hotel, sits the Shoreditch outpost of Street Feast, the daddy of London's street food scene.

A short walk from Shoreditch House is Redchurch Street now one of East London's most stylish destinations. Chic boutiques like APC mingle with stores such as Labour and Waite, that has managed to make hardware hip.

SHOREDITCH



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 the hip 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 with the hipster neighborhoods 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.



Whether you yearn for the designer stores of Antwerp or the ski slopes of Chamonix, City Airport is also right on your doorstep and with the arrival of Crossrail in 2018 journeys to Heathrow from Stratford will be cut to 40 minutes.



Top Left Boxpark, Shoreditch

Bottom Left: Spitalfields Market, Shoreditch

Middle Right: Shoreditch

Right: The Truman Gallery, Brick Lane

At 14 Wesley Road you will find a blue plaque to commemorate Harry Beck who designed the iconic London Underground map in 1931. More than eighty years on, the engineering draftsman would be surprised at how well connected his once quiet suburb is.

E A S C E N



VICTORIA PARK

PARK LIFE

On the edge of East London's great community park are the atmospheric streets of Victoria Park Village, with its mix of artisan cafes, gastropubs and design shops.

"Lauriston Road is the ultimate English High Street," wrote Condé Nast Traveller recently. It's where you'll find the celebrated butcher of rare breed meats Ginger Pig and the Deli Downstairs, overlooking the village local The Lauriston.

You'll soon be coming back here for Spit Jack's legendary mini charcuterie, the cakes and coffee at The Elbows, or maybe the snails & bone marrow at the 19th-century pub The Empress. Looking out onto Victoria Park's historic boating lake is the Pavilion Café, perfect for brunch after a go on the rowing boats.

And with numerous art spaces like the famed Chisenhale Gallery and Victoria Park Road's The Residence next to boutique shops like the design store Haus it's easy to spend the whole weekend here.



LEYTON

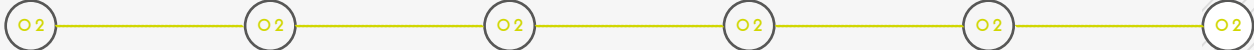
STRATFORD

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 the hip 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 with the hipster neighborhoods 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.



Whether you yearn for the designer stores of Antwerp or the ski slopes of Chamonix, City Airport is also right on your doorstep 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 Centre
 Bottom Right: London Fields Lido
 Left: The Craft Beer Bus
 Bottom Left: Hackney Wick



SHABBY CHIC

Clapton has had a serious upgrade of late and is following its more illustrious neighbours as a night time destination for those in the know.



CLAPTON

Shane's on Chatsworth has a menu focused on all British produce. On the same vibrant street is Cooper & Wolf with its home cooked Swedish staples.

The Crooked Billet wouldn't be out of place in Victoria Park Village. Deckchairs, ping-pong tables, and beers from Hackney Brewery all add to the neighbourhood vibe. One pub also doing shabby chic really well is The Clapton Hart, known for its pub quizzes and DJ nights.

All exposed brickwork and industrial lighting, the Blue Tit is a hair salon with lots of little quirks like tea served in vintage china. For more in vogue ceramics head to furniture store Triangle, with a great selection of Scandinavian chairs.

the stage for a new fashion
"club"

something about Leyton,
"London's rising property hotspot"

ward Homes & Property Feb 2016

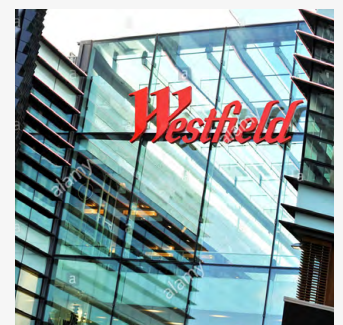
London's
"opening neighborhoods"

from the shadows of its hip
the area everyone is talking

st London lifestyle with
rt. Alongside other contemporary
Leyton Central it's meeting the
East London.

ative businesses and old
ere 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.



YOUR NEW LEYTON



One of the historic London parks to have a Lido, London Fields is also known for Broadway Market, making it one of the coolest Saturday destinations in East London.

MARKETS AND LIDOS



With its array of organic food stalls, quirky cafes, neighbourhood pubs, and vintage curios Broadway Market is the perfect place to start the weekend.

Here you'll find great independent shops like Climpson & Sons, who are at the forefront of London's speciality coffee scene.

Another popular local spot is Buen Ayre, where Buenos Aires born chef John Rattagan brings Argentinian meat feasting to East London.

An older institution is the Cat & Mutton, a traditional pub famous for its Ice Tea. Even older is F. Cooke's, a pie and mash shop that has been on the street since 1900. Other famous local restaurants are Lardo, an industrial-chic pizzeria with a 'disco ball' oven. Or perhaps you fancy a summer swim? Grab your kit and head to the London Fields Lido.



Top Right: Westfield Centre
Bottom Right: London Fields Lido
Left: The Craft Beer Bus
Bottom Left: Hackney Wick



“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 Feb 2016

One of London’s “most happening neighborhoods”

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.

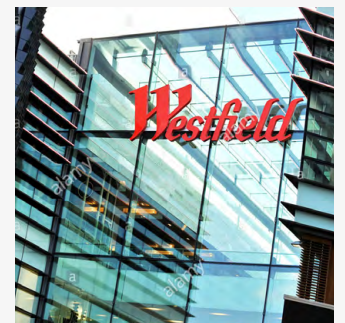
Right next to the Westfield Centre, the Queen Elizabeth Olympic Park will also soon be home to major new spaces for the V&A, Sadler's Wells, and London College of Fashion, “setting the stage for a new fashion and arts hub” in the words of Vogue magazine.

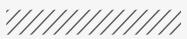
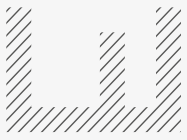
Leyton is emerging from the shadows of its hip neighbours to become the area everyone is talking about.

NEST brings you a 21st 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.





NEIGHBOURHOOD

- Top Left:* Leyton Sign
- Top Right:* Leyton Station
- Left:* Leyton Market
- Left:* Leyton Market
- Middle:* Coffee Shop, Leytonstone
- Middle:* Leyton High Road



DOCKSIDE STYLE

From stylish bars and Michelin-star restaurants around the atmospheric docks to art house cinema and outdoor theatre, Canary Wharf is much more than a business district.

Making great use of the dockside location are many chic international restaurants like the acclaimed Italian, Amerigo Vespucci, and Plateau, a stylish chrome and glass spot with a classic French menu and impressive views.

Known for its Hakata-style tonkotsu ramen, IPPUDO is the latest Japanese to arrive here. It joins the stylish ROKA, where the focal point is the robata grill. For a more laidback affair try The Gun, an atmospheric gastro pub on the narrow streets of Coldharbour, an evocative area where it's easy to imagine Docklands historic past.

After a cocktail in one of the many stylish waterside bars like Corney & Barrow you can sit back in a sofa at The Everyman cinema. And with boutique shops like Bespoke Cycling and English Tailoring there's even more reason to linger.

bourhood character. At the nearby Northcote Pub you'll find We Serve Humans whose hip 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 hip 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.

CANARY WHARF

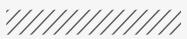
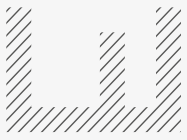
in Waltham Forest, it's ed organic restaurant and Yardam café and characterful avenue is also little stores like boutique the Phlox book store. shop and cafe, All You one of the many interest- Leytonstone High Road. You'll find Wild Goose Vernon and Kirsten cook es to accompany the sters Climpson & Sons.

street, lined with newly bars and eateries, which g 'Leyton Village' into of a hip destination,"

11 there's a strong onstone Arts Trail vity with various pops t trailblazing galleries and Fill The Gap. And ving all the time, like se ceramics studio

Turning Earth gives you the chance to find out why pottery is so hip 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.



DELIS & ART TRAILS

WALTHAMSTOW

On the edge of East London's great community park are the atmospheric streets of Victoria Park Village, with its mix of artisan cafes, gastropubs and design shops.

"This food lover's paradise, complete with in-store pizzeria, where the trendily-tiled shelves groan with olive bread and cupcakes straight from the oven," wrote The Guardian about the Walthamstow Village branch of Spar. This surprising transformation is symbolic of the changes here.

Eat 17 serves classic British food sourced from suppliers like the East London Sausage Company. An elaborate cinema-turned-pub/arts space Mirth, Marvel and Maud is the latest venture of pub-makeover aficionados Antic. 'The Stow' also retains many of its historic local establishments though, like L. Manze's pie and mash shop.

There is also a thriving creative community here, whose work is displayed every year in the E17 art trail. They follow in the footsteps of Walthamstow's most famous son whose legacy is celebrated at the William Morris Gallery.



Top Left: Leyton Sign

Top Right: Leyton Station

Left: Leyton Market

Left: Leyton Market

Middle: Coffee Shop, Leytonstone

Middle: Leyton High Road

Bottom Left: Northcote Arms Pub, Leyton

Bottom Middle: All You Read Is Love, 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 hip and 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. “I’m in the Leyton Tech drinking Montepulciano d’Abruzzo and eating a Barnsley lamb chop far too often,” she wrote. 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 Pub you’ll find We Serve Humans whose hip 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 hip 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 to accompany the coffee from local roasters Climpson & Sons.

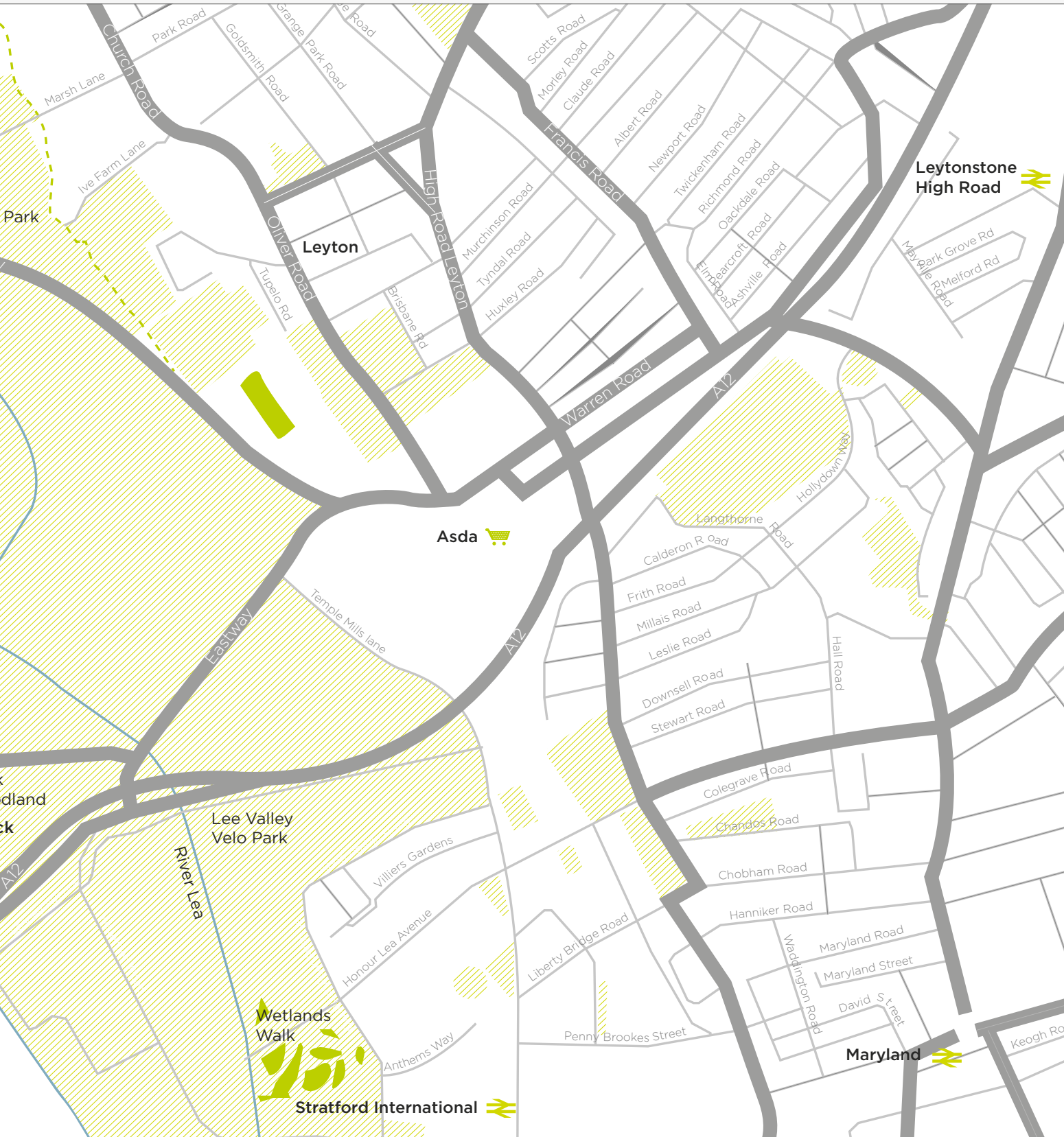
“A leafy street, lined with newly opened bars and eateries, which are turning ‘Leyton Village’ into something of a hip destination,”

Time Out

All around E10 and E11 there’s a strong artistic vibe. The Leytonstone Arts Trail celebrates this creativity with various pops 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 hip 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.





FROM LA

TO

VELODR

PLACES

HACKNEY WICK



CREATIVES
CANALSIDES

An artistic urban hub, where experimental galleries in old industrial units sit next to chic bars and restaurants making the best of the canal side setting.

In the old warehouses around The Lee Navigation canalside, sit the highest concentration of artist studios in Europe. Major spaces like Cre8, The White Building and Stour Space have been key to the cultural revolution here.

It's the way art and culture is intertwined that makes the area so unique and vibrant with spaces like 90 Main Yard which includes an art gallery, bar and restaurant, alongside creative workshops.

A number of bars and restaurants also sit on the edge of the canalside, including Number 90, and CRATE a pizzeria with its own brewery. Around the side streets you will also find local gems like Pearl where the Bloody Mary brunches are obligatory.



...y you can explore across
waterways of the River
...d the Victorian indus-
Hackney. From the Park
trails to explore taking
...ting mix of urban and
trails bring you to
...me of Sunday afternoon
...great spot for

...n space is Victoria Park,
...ommunity of East
...ext door is buzzy
...o the Lido, London's
...size pool. Closer to
...s, where Epping Forest
...nown locally as Leyton
...e with a romantic



PLACES

F R O M L A

T O

V E L O D R



B A S E M E N T
N I G H T S

DALSTON

At the Northern end of Kingsland Road, amidst the sensory overload of Ridley Road Market and the smoke of the Turkish grills, sit the über hip bars and clubs of Dalston.

The famous Four Aces club might have gone but Dalston is now packed full of hip bars and clubs like Dalston Superstore. With more of an indie hipster vibe, Birthdays is the place to go for live sessions and events by the likes of Dalston's NTS Radio. If you want somewhere more refined, try Brilliant Corners with its audiophile sound system and New York loft vibe. That's in addition to well established venues like Vortex Jazz Club.

This vibrant strip of Kingsland Road is also home to an interesting array of eateries, like Bardens Boudoir Café, Rotorino, Mangal Ocakbasi and Tina We Salute You.

AKES

When it comes to relaxing you really are spoiled 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.

Left: Velodrome

Top Right: Leyton Flats

Right: Hollow Ponds, Leytonstone

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 buzzy 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.



OMES

DELIGHT IN





THE DETAIL

Step inside your new home and you'll soon be impressed. Bathed in natural light from the wide expansive windows, these are bright spacious homes designed to be lived in.

All hushed neutral tones with elegant laminate flooring, the modern open plan living areas are as stylish as they are comfortable. The wool mix carpets bring a touch of indulgence to the fashionable bedrooms, carefully planned to provide the best space, light and storage.

Individually designed, the contemporary kitchens are fitted with the minimalist Nolte Eco range, including a built in oven, hob, and extractor. And with a fridge freezer, washing machine and dishwasher already installed you will soon be entertaining in your new home.

With floor-to-ceiling tiling, ceramic floor and modern chrome fittings, the bespoke bathrooms are equally impressive. As are the timber-decked balconies, perfect for an early evening sundowner as you take in the inspiring views.

And at the end of a day exploring your new neighbourhood what better way to relax than watching the sun go down on your communal roof terrace. Because the new Leyton is the new you.

COOL COMFORT





A PERFECT PARTNERSHIP

NE

You can buy an initial share between 25-75% of its value – and pay a subsidised rent on the part that you don't own. You can choose to increase the share you have in your home as your income increases, right up until you own 100% of it. It makes getting onto the property ladder affordable and flexible, as it's based on how much you can afford to pay.

ST

CAN I APPLY?

Most people who do not own a property are eligible to apply for Shared Ownership with Newlon Housing Trust. To qualify you should fall into the following categories:
You must be a first time buyer who cannot afford to buy a suitable home on the open market. You should have access to savings to cover the cost of the mortgage deposit, mortgage valuation or survey, legal fees and stamp duty (where applicable). Priority will go to people who live or work in the London Borough of Camden. Gross household income must not exceed £90,000 per annum.

E10

NEWLON HOME OWNERSHIP

Newlon Home Ownership is part of Newlon Housing Trust, an award winning charitable housing association founded in Hackney in 1968. Today we own or manage 8,000 homes in boroughs across north and east London. Newlon provides a wide range of affordable housing, including Shared Ownership homes and we have an experienced sales team dedicated to helping you take a first step onto the property ladder.



