



CORONATION SQUARE

LEYTON

Local Area Guide

A PLACE WITH HEART.
A HOME TO LOVE.



Welcome to Coronation Square

Leyton has all the buzz of a central London destination, yet with a distinctly local feel. Here you'll find a community of people from all walks of life, each bringing something different to a neighbourhood that's cultured, creative and connected.

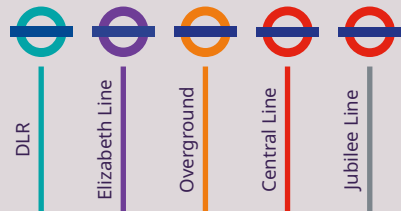
New build Coronation Square apartments	Average gross yield	Average rental estimate (PCM)
1 bedroom	5%	£1,668
2 bedroom	4.7%	£2,058
3 bedroom	4.8%	£2,708

Source: Savills, March 2023



Travel and connections

One of the **best connected developments in London**, with neighbouring Stratford offering **5 transport lines** to keep you connected around London.



Coronation Square is ideally placed for work, play and travel within 30 minutes of home.



CYCLE from Coronation Square

Leyton station	4 mins
Queen Elizabeth Olympic Park	4 mins
Hackney Marshes	8 mins
Leyton leisure centre	7 mins
Leytonstone (Overground)	8 mins
Westfield Stratford City	10 mins
Stratford station	11 mins

TAKE THE TUBE

Central Line from Leyton

Mile End	6 mins
Liverpool Street	11 mins
Bank	13 mins
St Pauls	15 mins
Holborn	18 mins
Tottenham Court Road	20 mins
Oxford Circus	21 mins
Bond Street	23 mins
Notting Hill Gate	30 mins

Elizabeth Line from Stratford

Liverpool Street	8 mins
Canary Wharf	15 mins
Bond Street	16 mins
Paddington	24 mins
Heathrow Airport	49 mins



TRAVEL FAR AND BEYOND from Stratford

London City Airport	15 mins	DLR
Kings Cross	25 mins	Elizabeth line & Thameslink ThamesLink /
Heathrow Airport	49 mins	Elizabeth line
Luton Airport	52 mins	Elizabeth line & Thameslink ThamesLink /
Stansted London Airport	54 mins	Greater Anglia
Gatwick Airport	57 mins	Elizabeth line & Thameslink ThamesLink /



Times and lines taken from city-guide.london



World-class education



OFSTED RATED 'OUTSTANDING' SCHOOLS

- ✦ Riverley Primary School | 4 mins
- ✦ St Josephs Catholic Infant School | 4 mins
- ✦ Newport Primary School | 6 mins
- ✦ Clapton Girls Academy | 12 mins
- ✦ Walthamstow School for Girls | 14 mins



13 of the top UK universities are within 56 minutes travel time from Coronation Square

Travel time	League position	University
^{minutes} 23	No 9.	UCL (University College London) Stratford Campus
^{minutes} 25	No 35.	Queen Mary University of London
^{minutes} 34	No 38.	University of the Arts London
^{minutes} 38	No 111.	University of Westminster
^{minutes} 39	No 3.	London School of Economics and Political Science
^{minutes} 42	No 22.	King's College London, University of London
^{minutes} 44	No 46.	SOAS University of London
^{minutes} 45	No 40.	City, University of London
^{minutes} 56	No 62.	Goldsmiths, University of London
^{minutes} 49	No 126.	University of East London
^{minutes} 54	No 83.	University of Greenwich
^{minutes} 55	No 5.	Imperial College London
^{minutes} 56	No 62.	Goldsmiths, University of London

University rankings taken from thecompleteuniversityguide.co.uk/league-tables/rankings/london. Walking times taken from google.co.uk/maps and are approximate only. Travel times taken from google.co.uk/maps, approximate only.

All on Stratford

A buzzing shopping and leisure hub with restaurants, bars and a cinema. Home to the famous **Westfield Shopping Centre** and the **Queen Elizabeth Olympic Park**.




Westfield Stratford City is **one of the largest** urban shopping and leisure destination in Europe.

 **207 stores** including Apple, Coach, John Lewis, Omega & Rolex.

 **92 restaurants** serving international cuisines.

Leisure facilities including

 **24 hour** casino, bowling alley and multiplex cinema.



SUPERMARKETS

If you're looking to stock your cupboards, there's no shortage of supermarkets and stores to choose from with Waitrose and M&S.

 **Waitrose & Partners Stratford London – 11 minute cycle from Coronation Square**

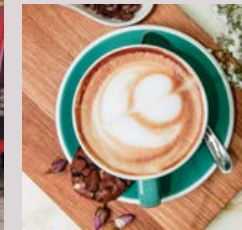
 **M&S Stratford London – 8 minute cycle from Coronation Square**

There are plenty of independent traders dotted around the area, with regular markets and pop-ups providing plenty of opportunity to purchase **local and international produce** alike.



Discover the local taste

When it comes to culinary experiences, you'll be truly spoilt for choice in Leyton. The diverse communities in the area means there's a fantastic variety of **restaurants and cafes** to try, from dim sum to tapas bars, bakehouses and coffee shops. Morny Bakehouse in Leyton is home to wonderful pastries, Filly Brook serves authentic Japanese food and Deeneys Scottish Deli is a Leyton institution.



The wider East London is home to some **truly iconic eateries and the hottest up-and-coming places** – a quick search for ‘the best restaurants in London’ will point you in the direction of incredible East London restaurants, such as Manteca in Shoreditch and Mangal II in Dalston.

There's also a huge range of welcoming, cosy pubs, ideal for a winter's drink or a sunny day in a beer garden, and an array of bars to suit any taste, so you'll never be short of somewhere to visit in the evenings or at weekends.

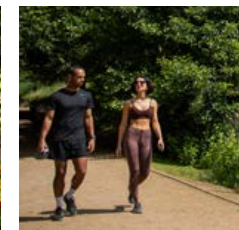
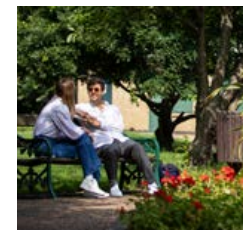
Coronation Square will boast leafy gardens with **40%** of development dedicated to green open space and a market square, perfect for staying active, getting a coffee or a day outside.

Green open space



Coronation Gardens are right **on your doorstep**, with a maze, a pond and ornamental gardens to admire.

Hackney Marshes is a **17-minute** walk away, with plenty of space for runs and walks.



Queen Elizabeth Olympic Park, the sprawling, iconic park and sports complex which is less than **10 minutes** away on foot.

Football fans and players can head down at the weekend to watch or play on one of the **88 pitches**.

The **2012 Olympic legacy Lee Valley VeloPark** brings together track cycling, BMX, mountain biking and road cycling all in one place.

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