

ACQUISITION

OPPORTUNITY

ANGEL WAY & NORTH STREET, ROMFORD RM1

2026



THE ROYALE CLUB
LUXURY REAL ESTATE & INVESTMENTS

For further information please contact info@royaleclub.co.uk

PORTFOLIO OVERVIEW



PRIME RESIDENTIAL OPPORTUNITY

Angel Way & 22-55 North Street, Romford RM1 1JH is a modern, fully completed residential development located in Romford town centre developed by Regency Homes (*developers of Island Croydon*).

There are 51 apartments ready for purchase, positioned moments from Romford Station with direct Elizabeth Line services to Liverpool Street, Canary Wharf, the West End and Heathrow.

A balanced mix of 1, 2 and 3 bedroom apartments, fully finished to a private-sale specification and supported by a 12-year Build Zone structural warranty.

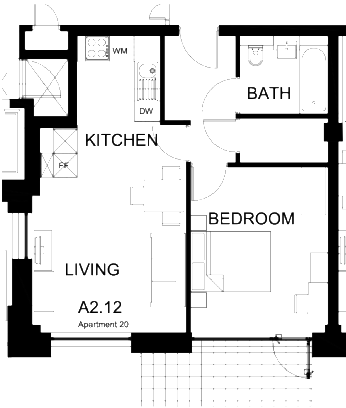
BREAKDOWN OF AVAILABILITY:

21 x 1 **BEDROOM APARTMENTS**

29 x 2 **BEDROOM APARTMENTS**

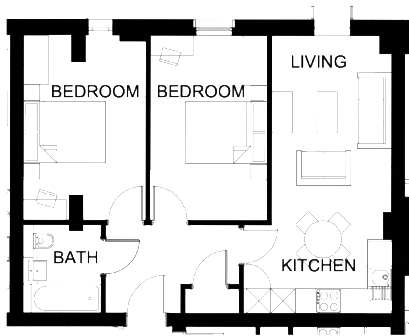
1 x 3 **BEDROOM APARTMENTS**

ANGEL WAY & NORTH STREET



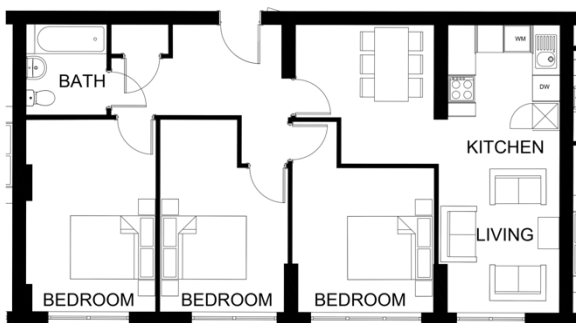
| FID T | FAT NO. | LEVEL | AREA (G.G.M) | AREA (G.G.F) | BEEDRM MS | BATHS | RANCO W/ITER,BRACE AREA (G.G.M) |
|-------|---------|-------|--------------|--------------|-----------|-------|---------------------------------|
| A2.12 | 20 | 2 | 51.5 | 554 | 1 | 1 | 6.6 |

| ROOM | DIM (X)m | DIM (Y)m | AREA (SQ.M) | DIM (X) FT | DIM (Y) FT | AREA (SQ.FT) |
|------|----------|----------|-------------|------------|------------|--------------|
| KLD | 3.8 | 7.4 | 24.0 | 127" | 243" | 258.3 |
| BED | 3.4 | 4.1 | 14.1 | 11'3" | 13'7" | 151.8 |
| BATH | 2.2 | 2.0 | 4.3 | 7'3" | 6'5" | 46.3 |



| FID T | FAT NO. | LEVEL | AREA (G.G.M) | AREA (G.G.F) | BEEDRM MS | BATHS | RANCO W/ITER,BRACE AREA (G.G.M) |
|-------|---------|-------|--------------|--------------|-----------|-------|---------------------------------|
| B55 | 19 | 4 | 60.8 | 654 | 2 | 1 | 0 |

| ROOM | DIM (X)m | DIM (Y)m | AREA (SQ.M) | DIM (X) FT | DIM (Y) FT | AREA (SQ.FT) |
|------|----------|----------|-------------|------------|------------|--------------|
| KLD | 2.9 | 6.8 | 21.0 | 9'8" | 22'3" | 226.0 |
| BED | 2.9 | 4.5 | 12.9 | 9'4" | 14'10" | 138.9 |
| BED | 3.0 | 4.5 | 13.0 | 9'10" | 13'1" | 139.9 |
| BATH | 1.9 | 2.2 | 4.0 | 6'3" | 7'1" | 43.0 |



| FID T | FAT NO. | LEVEL | AREA (G.G.M) | AREA (G.G.F) | BEEDRM MS | BATHS | RANCO W/ITER,BRACE AREA (G.G.M) |
|-------|---------|-------|--------------|--------------|-----------|-------|---------------------------------|
| B07 | 4 | 1 | 85.9 | 925 | 3 | 1 | 0 |

| ROOM | DIM (X)m | DIM (Y)m | AREA (SQ.M) | DIM (X) FT | DIM (Y) FT | AREA (SQ.FT) |
|------|----------|----------|-------------|------------|------------|--------------|
| KLD | 2.8 | 6.8 | 28.4 | 9'4" | 22'5" | 305.7 |
| BED | 3.3 | 3.4 | 12.5 | 11'0" | 11'3" | 134.6 |
| BED | 3.0 | 4.6 | 12.3 | 9'11" | 14'11" | 132.4 |
| BED | 3.1 | 4.6 | 13.7 | 10'1" | 14'11" | 147.5 |
| BATH | 1.9 | 2.2 | 4.1 | 6'3" | 7'1" | 41.1 |



**PURPOSE
BUILT
APARTMENTS
READY FOR
OCCUPATION**

**FOR
SALE**



A WELL POSITIONED DEVELOPMENT

This portfolio offers registered providers a highly attractive opportunity to secure 51 newly completed warranty backed homes ready for immediate occupation in a prime East London location.

With no development risk, strong rental fundamentals, and immediate availability, Angel Way & North Street represent one of the most compelling acquisition opportunities currently available in the Romford market.



BUILDING FEATURES

- Newly completed with low-maintenance communal areas
- Option to self manage
- EWS1, EPC and Other appropriate documentation available
- Private sale specification throughout
- Secure communal areas and lift-serviced blocks
- Private balconies to selected units

| PROPERTY | 1 BED | 2 BED | 3 BED |
|-------------------------------|-------|-------|-------|
| LOCAL HOUSING ALLOWANCE (PCM) | £997 | £1246 | £1495 |

| PROPERTY | 1 BED | 2 BED | 3 BED |
|-------------------------------|--------------|--------------|--------------|
| SHARED OWNERSHIP MARKET VALUE | £250-270,000 | £280-295,000 | £300-365,000 |



**ACQUISITION
£11,500,000**

**LEASE OPTIONS
AVAILABLE
WITH DISCOUNTED
PURCHASE MODEL**



SUMMARY

The Angel Way and North Street portfolio/package offers 51 ready to occupy warranty backed apartments in one of East London's fastest growing commuter hubs, with excellent transport connections. This is a highly desirable acquisition opportunity for Registered Providers in the first instance.

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