

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](mailto:info@royaleclub.co.uk)

# PORTFOLIO OVERVIEW

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## PRIME RESIDENTIAL OPPORTUNITY

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Angel Way Romford RM1 1JH is a modern, fully completed residential development located in Romford town Centre developed by Regency Homes (*developers of Island Croydon*).

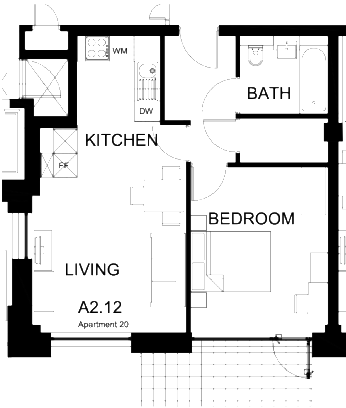
Apartments ready for purchase. positioned moments from Romford Station with direct Elizabeth Line services to Liverpool Street, Canary Wharf, the West End and Heathrow.

A balanced mix of 1, 2, 3 and 4 bedroom apartments, fully finished to a private-sale specification and supported by a 12-year Build Zone structural warranty.

### BREAKDOWN OF AVAILABILITY:

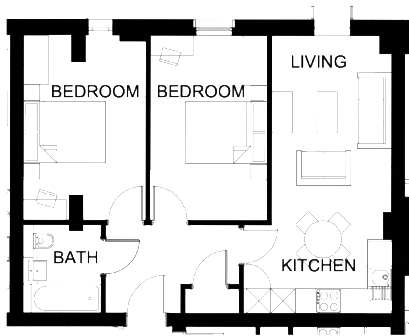
- 199 x 1 **BEDROOM APARTMENTS**
- 100 x 2 **BEDROOM APARTMENTS**
- 17. x 3 **BEDROOM APARTMENTS**
- 3 x 4 **BEDROOM APARTMENTS**

# ANGEL WAY & NORTH STREET



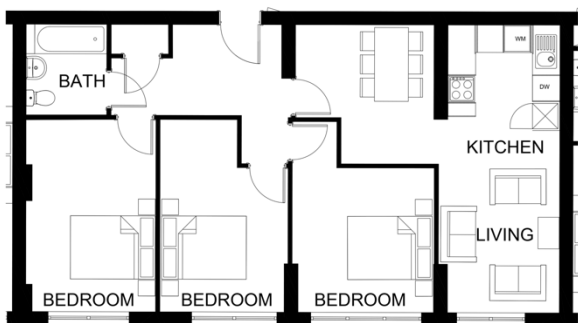
FID T	FID NO.	LEVEL	AREA (G.G.M)	AREA (G.G.R)	BEEDRO MS	BATHS	RANCO W/ITER,BRACE AREA (G.G.M)
A2.12	20	2	51.5	554	1	1	6.6

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	FID NO.	LEVEL	AREA (G.G.M)	AREA (G.G.R)	BEEDRO 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	FID NO.	LEVEL	AREA (G.G.M)	AREA (G.G.R)	BEEDRO 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 over 300 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
- Triple Gazing Throughout
- 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	4 BED
LOCAL HOUSING ALLOWANCE (PCM)	£997	£1246	£1495	£1795

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



**ACQUISITION  
£130,000,000**

**LEASE OPTIONS  
AVAILABLE  
WITH - 25% DISCOUNTED  
PURCHASE MODEL**



## SUMMARY

The Angel Way and North Street portfolio/package offers just over 300 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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