

LIBERTY

S Q U A R E



ROMFORD

LIBERTY SQUARE

LIBERTY SQUARE

RELISH ROMFORD LIFE

ANGEL WAY

Bright, open-plan apartments just moments from the buzz of Romford town centre.



NORTH STREET

Modern apartments with private balconies, designed for effortless, everyday living.

Liberty Square is a striking new community at the vibrant heart of Romford. Split across two convenient locations on Angel Way and North Street, this development is a fantastic opportunity to own a contemporary shared-ownership apartment just a stone's throw from everything the town has to offer.

Take your pick from a choice of bright one, two and three-bedroom layouts that offer versatile accommodation for most lifestyles. Add to this secure cycle storage and excellent transport connections and the result is the ideal home for first-time buyers, young families and busy commuters.



DESIGNED FOR TODAY



LIBERTY SQUARE FINDS THE PERFECT BALANCE BETWEEN EVERYDAY PRACTICALITY, MODERN STYLE AND SUSTAINABLE ENERGY EFFICIENCY.

EXTERIOR DESIGN

Externally, both buildings enjoy clean buff-brick façades, punctuated by generous windows, recessed balconies and slim metal balustrades that lend a contemporary rhythm to the streetscape.



BUILT FOR TOMORROW



INTERNAL SPECIFICATIONS

Inside, every apartment feels immediately welcoming. Contemporary kitchens with integrated appliances flow into open-plan living areas laid in warm wood-effect flooring, while bedrooms are carpeted for comfort and include fitted wardrobes in selected plots. Bathrooms pair sleek tiling with chrome fittings and heated towel rails to create a simple, elegant finish.

PODIUM GARDEN AND SKY TERRACE

Each apartment features a private terrace or balcony and access to a communal raised podium garden or rooftop sky terrace with views across the town. Such choice allows residents to enjoy valuable outdoor space on their own terms.

CITY ■ CON NECTIONS

From Liberty Square, reaching the centre of London is simple. Romford Station is within walking distance and sits on both the Elizabeth line and national rail routes, placing some of the city's most exciting destinations less than an hour away.

Frequent buses run along North Street and South Street to neighbouring areas, while drivers enjoy easy access to the A12, A127 or M25 for journeys across the capital or out to the Essex coast.

Cyclists are equally well served, with established routes putting Rafael Park, The Liberty shopping centre and The Brewery leisure and retail complex all within a 10-minute ride.



BY RAIL
from Romford Station:

STRATFORD
20 minutes

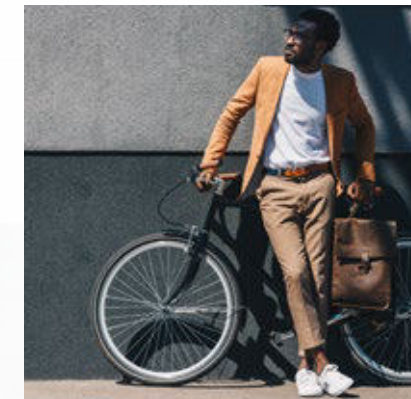
LIVERPOOL STREET
29 minutes

CANARY WHARF
35 minutes

BOND STREET
37 minutes

PADDINGTON
43 minutes

HEATHROW
69 minutes



BY BIKE
from Liberty Square:

THE LIBERTY SHOPPING CENTRE
1 min

THE BREWERY LEISURE CENTRE
1 min

ROMFORD STATION
3 mins

SAPPHIRE ICE & LEISURE
3 minutes

SUPERMARKET
4 minutes

RAPHAEL PARK
9 mins

■ A WORLD OF FLAVOUR ■
A WORLD OF FLAVOUR ■
A WORLD OF FLAVOUR ■
A WORLD OF FLAVOUR ■



Romford's dining scene is a perfect reflection of its cosmopolitan character. A number of well-known chains can be found at The Brewery – perfect for a quick bite after a day's shopping or a trip to the cinema. Alternatively, if you venture out into the surrounding streets, you'll find a varied mix of charming independents.

It could be the perfect morning pick-me-up from Poppins Restaurant; a weekend treat of pub grub and craft beer at the Golden Lion; or evenings sampling the delights of Mangal Meze Turkish grill on South Street and sushi bars in neighbouring Gidea Park.

And if you're still hungry for more, the Elizabeth line puts the world-class restaurants of Shoreditch, Canary Wharf and the West End within easy reach.

RETAIL & RECREATION

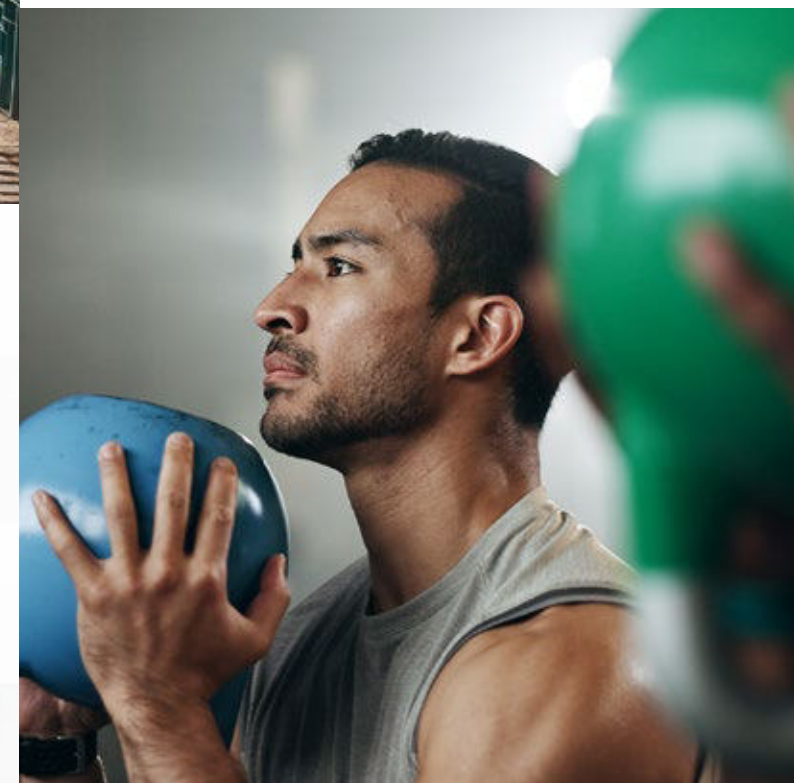
Romford has long been one of the area's most exciting retail destinations. There are three major shopping centres, between them providing countless national names together with a multi-screen cinema, bowling alley, swimming pool and gym.

The rest of the town features a wonderful variety of independent shops and services that offer a broad range of unique products. Alternatively, the town's historic Market Place comes alive three times a week with stalls selling fresh produce, street food and one-off finds, continuing a tradition that stretches back over seven hundred years.



Aside from shopping, leisure options are abundant in Romford. In addition to The Brewery's facilities, Sapphire Ice & Leisure Centre houses an eight-lane pool, a fully equipped gym and an ice rink. For a taste of the arts, Brookside Theatre boasts a packed schedule of drama, comedy and music, while golfers have a choice of clubs nearby.

If you love the outdoors, green escapes such as Raphael Park and Lodge Farm Park promise waterside strolls, playground adventures and leafy trails.



LIBERTY SQUARE



YOUR NEW NEIGHBOURHOOD

When it comes to everyday essentials, Liberty Square couldn't be better served. GP surgeries, pharmacies and supermarkets are all close by, and families can also choose from several respected schools within walking distance.

For higher education, nearby Barking and Dagenham College offers A-levels, diplomas and apprenticeships, while universities at Stratford and central London are an easy train ride away.

LIBERTY SQUARE



...AND BEYOND

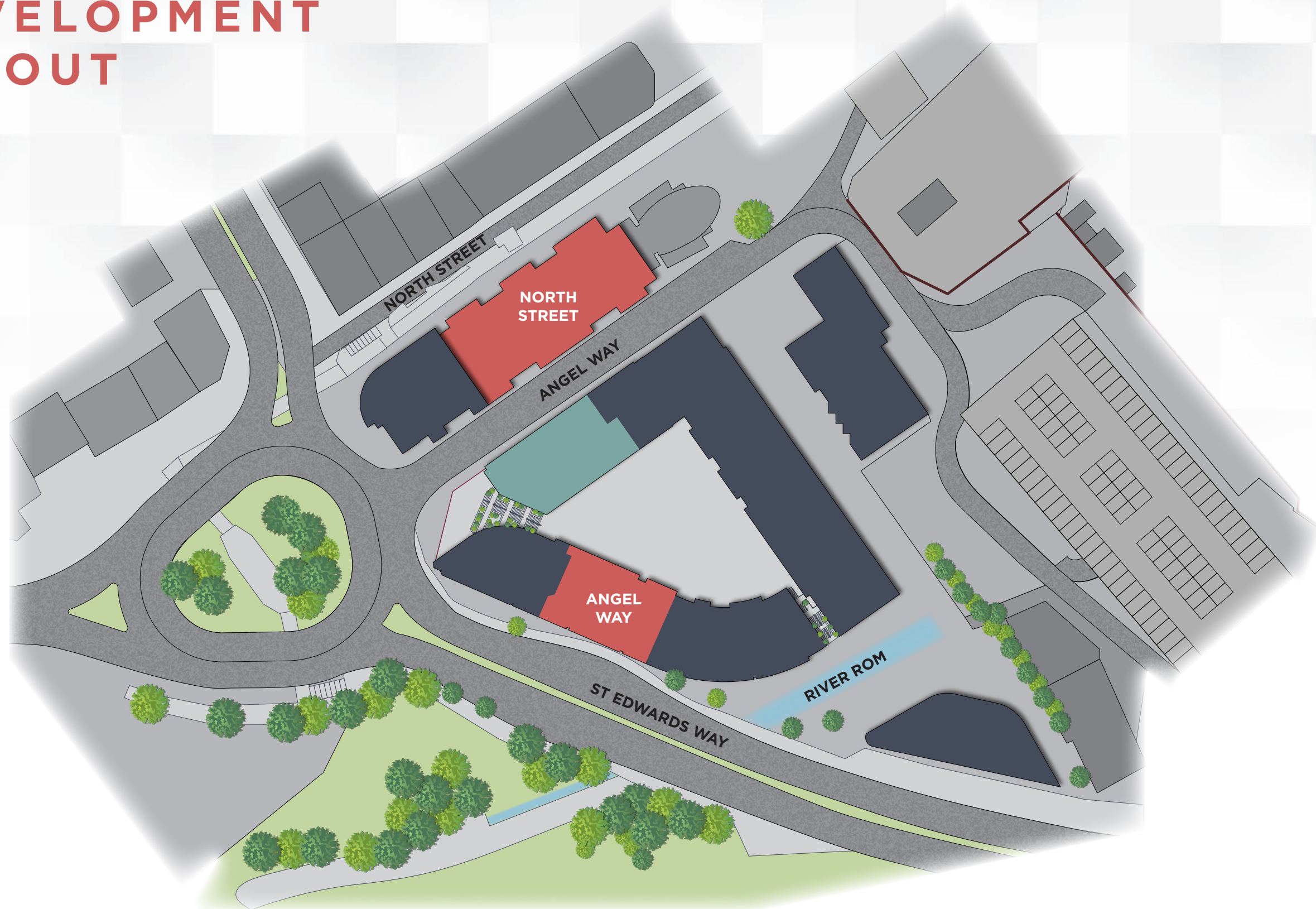
Moving further afield, there is much to explore, and thanks to such great connections, it all feels like it's right on your doorstep.

In no time, the Elizabeth Line can whisk you to Queen Elizabeth Olympic Park for riverside walks and world-class sports; Westfield Stratford City for more than 250 stores and family attractions; Canary Wharf for designer boutiques and waterfront nightlife; and the O2 for global music acts, immersive exhibitions and much more.

With all this to enjoy, it's easy to see why Liberty Square is such a fantastic opportunity.



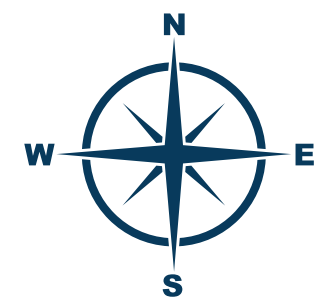
DEVELOPMENT LAYOUT

**KEY:**

SHARED OWNERSHIP

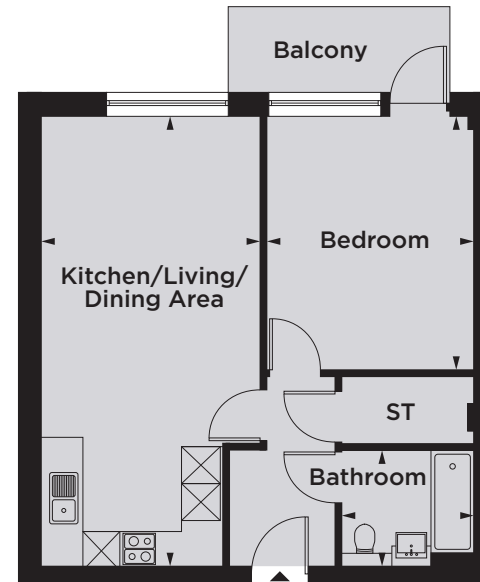
PRIVATE SALE

HOTEL



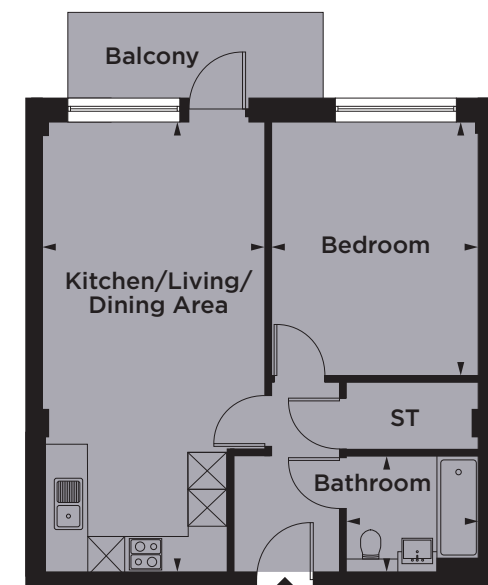
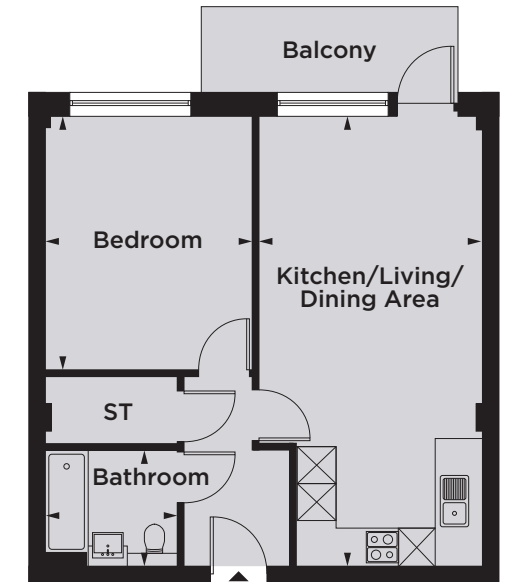
PLOT 11

Kitchen/Living/ Dining Area	7.48m x 3.64m	24'7" x 11'11"
Bedroom	4.21m x 3.43m	13'10" x 11'3"
Bathroom	2.20m x 1.96m	7'3" x 6'5"
Total Area	53.6 sq m	577 sq ft



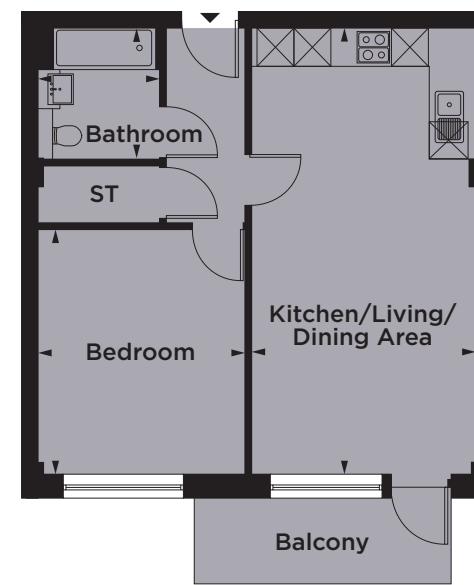
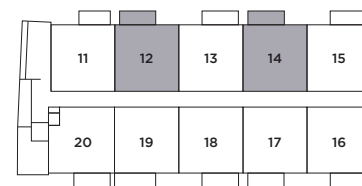
PLOTS 13 & 15

Kitchen/Living/ Dining Area	7.48m x 3.71m	24'7" x 12'2"
Bedroom	4.21m x 3.44m	13'10" x 11'3"
Bathroom	2.20m x 1.96m	7'3" x 6'5"
Total Area	54.2 sq m	583 sq ft



PLOTS 12 & 14

Kitchen/Living/ Dining Area	7.48m x 3.71m	24'7" x 12'2"
Bedroom	4.21m x 3.44m	13'10" x 11'3"
Bathroom	2.20m x 1.96m	7'3" x 6'5"
Total Area	54.1 sq m	582 sq ft



PLOT 16

Kitchen/Living/ Dining Area	7.40m x 3.72m	24'3" x 12'2"
Bedroom	4.06m x 3.44m	13'4" x 11'3"
Bathroom	2.20m x 2.03m	7'3" x 6'8"
Total Area	53.6 sq m	577 sq ft

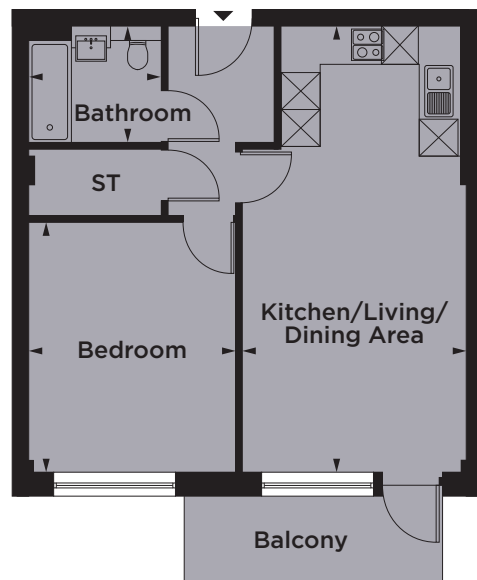
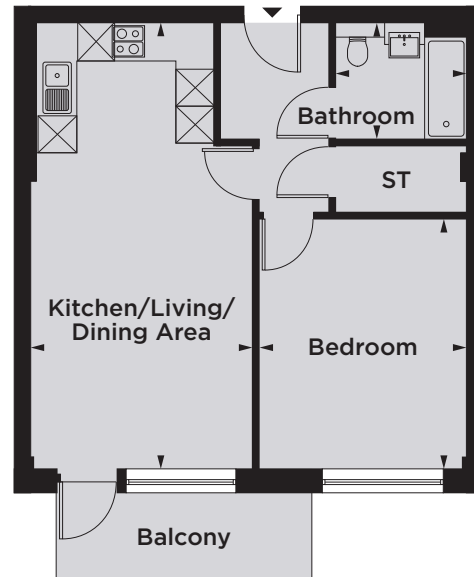


PLOTS 17 & 19

Kitchen/Living/ Dining Area	7.40m x 3.72m	24'3" x 12'2"
Bedroom	4.15m x 3.44m	13'8" x 11'3"
Bathroom	2.20m x 1.96m	7'3" x 6'5"
Total Area	53.6 sq m	577 sq ft



Level 2



PLOT 18

Kitchen/Living/ Dining Area	7.40m x 3.72m	24'3" x 12'2"
Bedroom	4.13m x 3.44m	13'7" x 11'3"
Bathroom	2.20m x 1.96m	7'3" x 6'5"
Total Area	53.6 sq m	577 sq ft

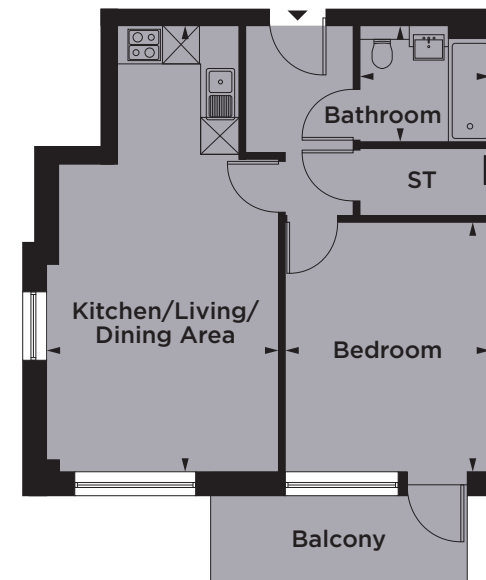


Level 2

Exact layouts and sizes may vary, all measurements may vary within a tolerance of 5%.
Dimensions show approximate measurements only, and should not be used for carpet, furniture or appliance sizes.

PLOT 20

Kitchen/Living/ Dining Area	7.40m x 3.84m	12'7" x 24'3"
Bedroom	4.13m x 3.43m	13'7" x 11'3"
Bathroom	2.20m x 1.96m	6'5" x 7'3"
Total Area	51.5 sq m	554 sq ft



Level 2

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PLOTS 14 & 20

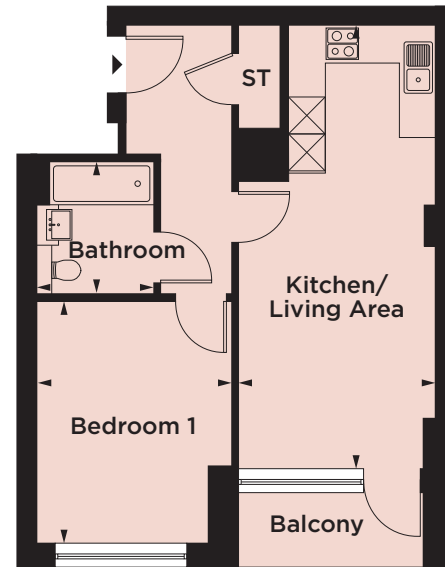
Kitchen/Living/ Dining Area	3.20m x 7.10m	10'7" x 23'5"
Bedroom	3.20m x 4.00m	10'5" x 13'1"
Bathroom	1.90m x 2.20m	6'3" x 7'1"
Total Area	46.9 sq m	505 sq ft



Level 3

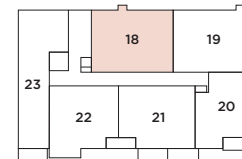


Level 4

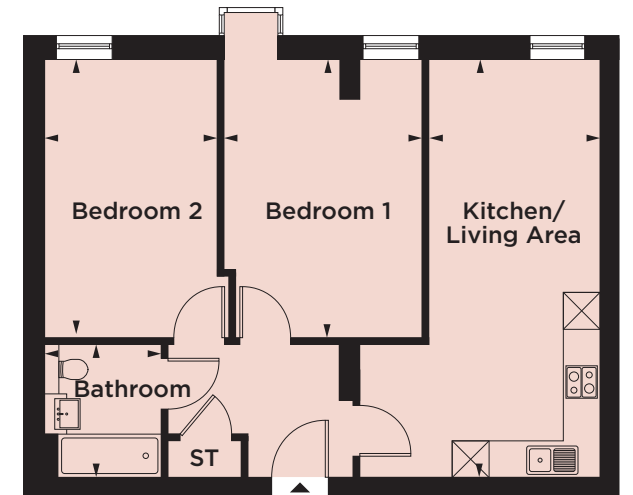


PLOT 18

Kitchen/Living/ Dining Area	2.80m x 6.80m	9'1" x 22'3"
Bedroom 1	3.20m x 4.50m	10'7" x 14'10"
Bedroom 2	2.80m x 4.50m	9'2" x 14'10"
Bathroom	1.90m x 2.20m	6'3" x 7'1"
Total Area	61.7 sq m	664 sq ft

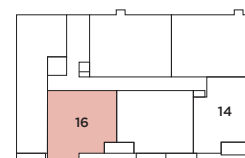


Level 4



PLOTS 16 & 22

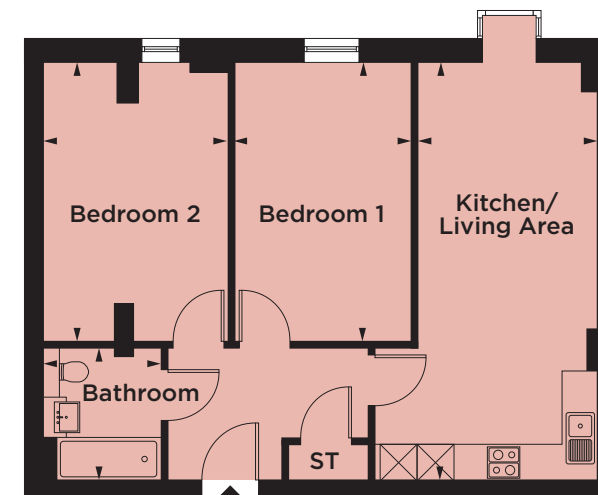
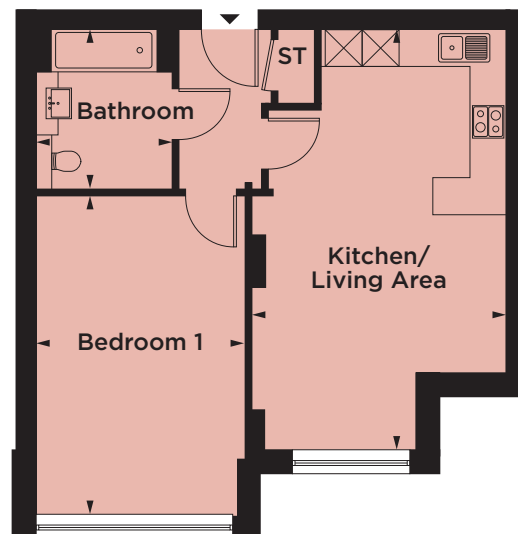
Kitchen/Living/ Dining Area	4.10m x 6.80m	13'7" x 22'4"
Bedroom	3.40m x 5.20m	11'1" x 16'11"
Bathroom	2.20m x 2.60m	7'3" x 8'7"
Total Area	53.6 sq m	577 sq ft



Level 3



Level 4



PLOT 19

Kitchen/Living/ Dining Area	2.90m x 6.80m	9'8" x 22'3"
Bedroom 1	2.90m x 4.50m	9'4" x 14'10"
Bedroom 2	3.00m x 4.50m	9'10" x 13'1"
Bathroom	1.90m x 2.20m	6'3" x 7'1"
Total Area	60.8 sq m	654 sq ft



Level 4

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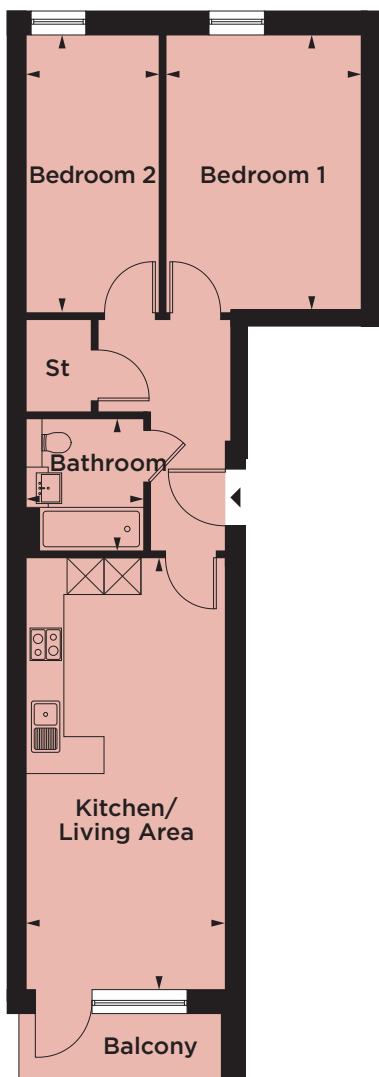
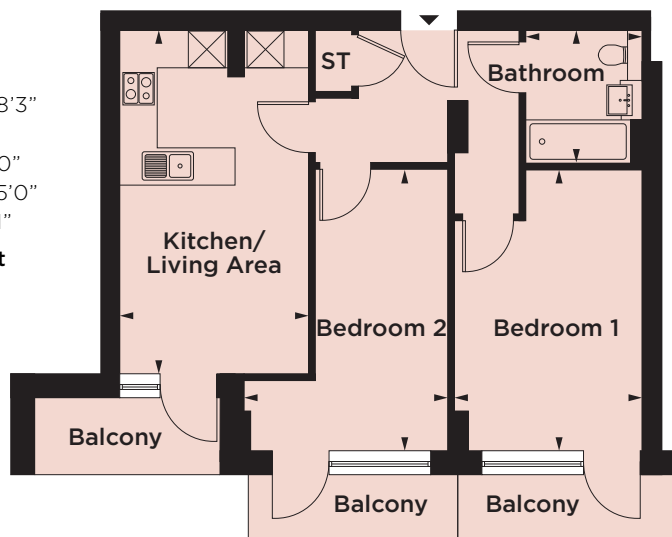
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PLOT 21

Kitchen/Living/ Dining Area	3.10m x 5.60m	10'0" x 18'3"
Bedroom 1	2.20m x 4.60m	7'1" x 15'0"
Bedroom 2	3.10m x 4.60m	10'0" x 15'0"
Bathroom	1.90m x 2.20m	6'3" x 7'1"
Total Area	55.3 sq m	593 sq ft



Level 4



PLOT 23

Kitchen/Living/ Dining Area	3.20m x 7.00m	10'6" x 21'11"
Bedroom 1	3.10m x 4.50m	10'4" x 4'11"
Bedroom 2	2.10m x 4.50m	7'x0" x 14'11"
Bathroom	1.90m x 2.20m	6'3" x 7'1"
Total Area	59.8 sq m	644 sq ft

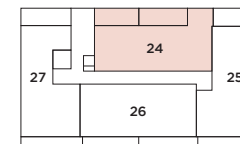


Level 4

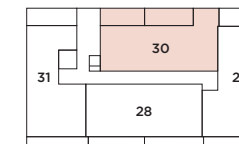
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PLOTS 24 & 30

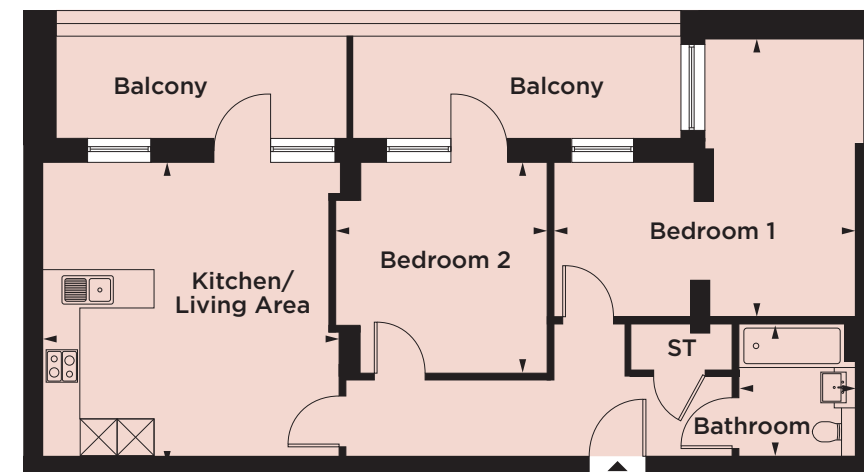
Kitchen/Living/ Dining Area	4.80m x 4.80m	15'9" x 15'8"
Bedroom 1	3.00m x 3.50m	10'0" x 11'4"
Bedroom 2	4.90m x 4.50m	16'1" x 14'9"
Bathroom	1.90m x 2.20m	6'3" x 7'1"
Total Area	68 sq m	732 sq ft



Level 5

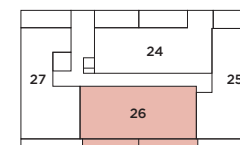


Level 6

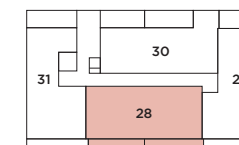


PLOTS 26 & 28

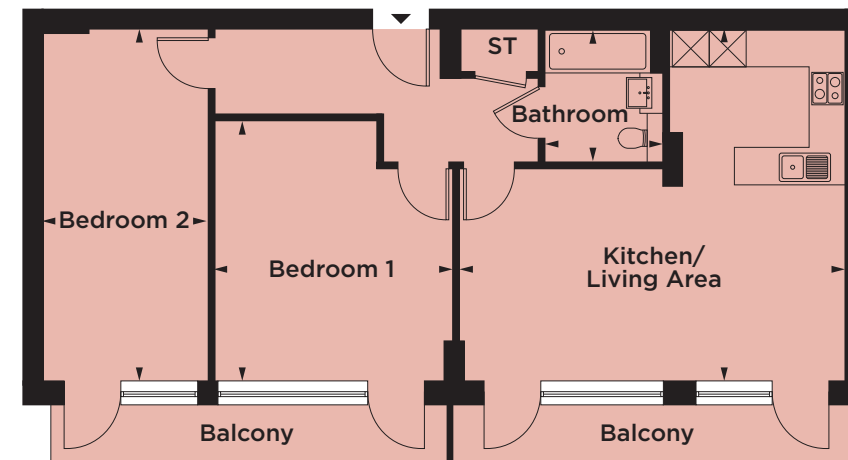
Kitchen/Living/ Dining Area	6.20m x 5.70m	20'6" x 18'8"
Bedroom 1	3.90m x 4.20m	12'8" x 13'10"
Bedroom 2	2.70m x 5.70m	8'9" x 18'8"
Bathroom	1.90m x 2.20m	6'3" x 7'1"
Total Area	73.9 sq m	795 sq ft



Level 5



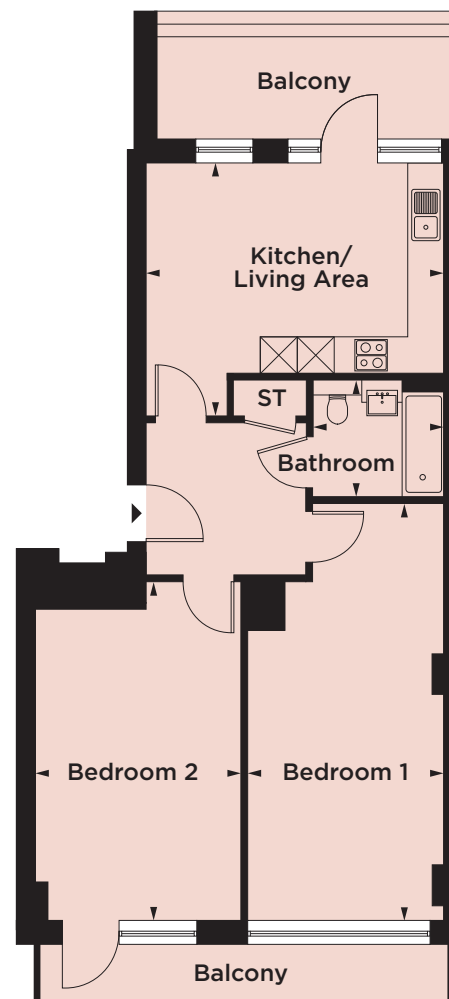
Level 6



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PLOTS 25 & 29

Kitchen/Living/ Dining Area	3.40m x 4.80m	11'3" x 15'11"
Bedroom 1	5.50m x 3.40m	18'2" x 11'0"
Bedroom 2	6.80m x 3.20m	22'4" x 10'5"
Bathroom	1.90m x 2.10m	6'3" x 7'0"
Total Area	68.9 sq m	742 sq ft



Level 5

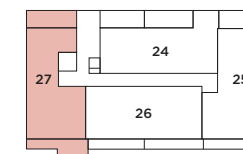
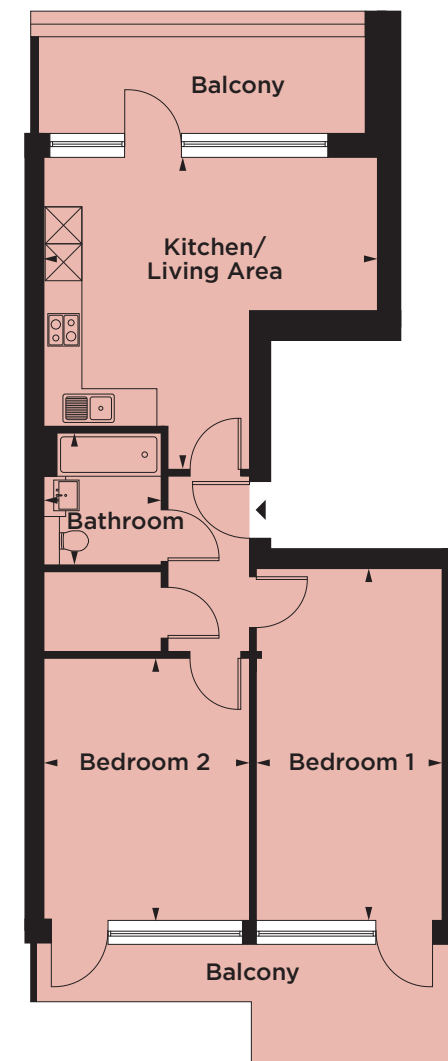


Level 6

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PLOTS 27 & 31

Kitchen/Living/ Dining Area	4.40m x 5.40m	14'4" x 17'8"
Bedroom 1	4.20m x 3.30m	13'10" x 10'10"
Bedroom 2	7.70m x 3.00m	18'8" x 9'11"
Bathroom	2.20m x 1.90m	7'1" x 6'3"
Total Area	63.9 sq m	688 sq ft



Level 5



Level 6

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A STYLISH SPECIFICATION



KITCHEN

- Howdens Hockney White Matte handleless kitchen units (North Street)
- Howdens Whitney Croft Grey handleless kitchen units (Angel Way)
- 20mm Quartz worktops with draining grooves
- Zanussi ceramic hob
- Zanussi integrated oven
- Zanussi integrated dishwasher
- Zanussi integrated fridge/freezer

BATHROOMS & EN-SUITES

- Ideal standard semi-recessed basin with Hansgrohe mixer tap
- Egger vanity top and vanity under basin box in Black Havana
- Ideal Standard bath
- Hansgrohe bath mixer tap
- Hansgrohe Croma shower kit and Merlyn hinged shower screen (where applicable)

HEATING, ELECTRICAL & LIGHTING

- White finish sockets and switches
- BT master point in each unit
- TV point in each unit
- Light to balconies/terraces

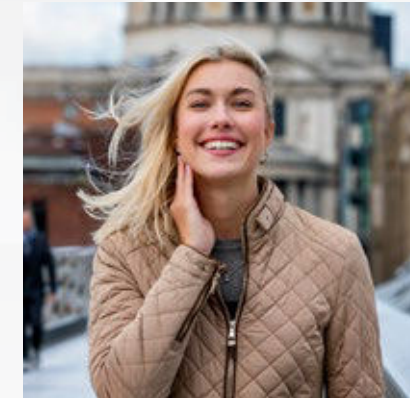
INTERIOR FINISHES

- Vinyl flooring to kitchen, hallway and living room
- Cormar hard-wearing carpet to bedrooms
- Ceilings and joinery finished in
- Crown Trade paint
- Walls in Crown Trade paint
- Stainless steel door hardware



LET'S DO THIS TOGETHER

SHARED OWNERSHIP MEANS BUYING INTO YOUR OWN HOME CAN BECOME A REALITY. IT HAS ALREADY HELPED THOUSANDS OF PEOPLE JUST LIKE YOU, AND EVEN BETTER, IT'S FLEXIBLE SO IT CAN WORK AROUND YOUR PERSONAL FINANCES.



WHAT EXACTLY IS SHARED OWNERSHIP?

Shared Ownership is a government approved scheme where you part-buy and part-rent your new home. It's designed to help people who would find it difficult to buy a home outright, and who are at least 18 years old. The cost of your new home is divided – shared – with you taking out a mortgage for one share, which can be between 25% and 75% depending on your circumstances. You pay rent on the remaining share.

IN THE KNOW

- You don't have to be a first-time buyer, a key worker, or live in a council home to apply
- In London, to be eligible for a Shared Ownership home, your annual household income needs to be less than £90,000
- The mortgage will be either a Fixed Rate one – where the interest rate stays the same for the duration of the mortgage which gives you some certainty, or will be a Variable rate, that can go up or down depending on the movement of interest rates
- You will need a deposit of 5-10% of the total price
- Don't forget to budget for costs like mortgage application fees and Stamp Duty. Check for any maintenance charges for your home. Although you own a share you'll need to pay these charges on all of it

FAQ

WHERE DO I FIND A SHARED OWNERSHIP MORTGAGE?

Not all lenders offer Shared Ownership mortgages but most of the major ones do. Just as with any mortgage there will be strict affordability checks by the lender.

WILL MY CREDIT HISTORY BE IMPORTANT?

You must not be in rent or mortgage arrears to be eligible for Shared Ownership, and you need to be able to demonstrate you have a good credit history with no County Court Judgements (CCJs) for example.

WHAT HAPPENS IF I WANT TO OWN A LARGER SHARE OF MY HOME IN THE FUTURE?

That's perfectly fine, the Shared Ownership scheme is designed so that can happen. It's called 'staircasing' and you increase your share as and when your circumstances change.



We strive to meet our purpose:

**TO PROVIDE GREAT HOMES
FOR PEOPLE IN EAST
LONDON AND TO SUPPORT
COMMUNITIES TO THRIVE**



SUPPORTING COMMUNITIES TO THRIVE SINCE 1926

Gateway Housing Association is an ambitious housing association with 3,000 homes in the heart of London's East End. We operate mostly in the London Borough of Tower Hamlets but we have some properties in Hackney and Newham. These are made up of social rented homes, shared ownership homes, outright sale homes and homes exclusively for rent and sale for the over 55's.

Developing new homes is a priority for us. Our focus is on 'supporting communities to thrive'. That's why we invest so much in community projects for resident groups and young people each year, making us so much more than a landlord.



Tel: 020 8709 4300

Email: sales@gatewayhousing.org.uk

Gateway Housing Association

409-413 Mile End Road, London E3 4PB

newhomes.gatewayhousing.org.uk

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LIBERTY

S Q U A R E



ROMFORD