



Angel Way
Apartments
Romford

Swan
New
Homes



About Swan New Homes – *Building for the future*

Swan New Homes is a new homes developer with a truly ethical stance, committed to putting communities first with priorities to re-invest our profit from private sales into developing further affordable homes. We believe that good urban design is fundamental to creating thriving, sustainable communities. That's why we put a huge amount of thought into the planning, specification, design and landscaping to ensure that our developments not only look good inside and outside, they also feel like home.

All of our properties are delivered for tomorrow's lifestyles in mind. We continue to utilise modern construction techniques to keep running costs of our homes down, combined with best construction standards we work to reduce carbon footprint.

Innovation and flexibility, alongside experience and integrity are the cornerstones of our ethos and this ensures that we deliver homes that make a difference to individuals, couples and families. We create homes that people love, in places where they want to build their futures.

We are committed to building homes that reflect 21st Century expectations, aspirations and lifestyles.

www.swannewhomes.co.uk

Welcome to *Angel Way Apartments*

Angel Way Apartments are a superb collection of 33 one and two bedroom brand new and refurbished Shared Ownership apartments finished to a heavenly standard. Located in the heart of bustling Romford, these homes offer excellent lifestyle opportunities and transport links.

There's an incredible variety of entertainment on your doorstep with a fantastic range of local pubs, wine bars, cafes and restaurants, along with the multi-screen cinema in the Brewery shopping centre. Family friendly activities, including ice-skating and ten-pin bowling as well as a lively nightlife scene mean you'll never struggle for something to do!

If you enjoy being active, there are gyms, a swimming pool and golf and tennis clubs nearby. Close outdoor space, such as King George's playing fields also offers floodlit football pitches and bowling greens.

Romford town centre boasts fantastic shopping opportunities, with its historical market and many high street brands. For more extensive shopping, Intu Lakeside and Bluewater shopping centre are reachable in less than 30 minutes* by car. Alternatively, Westfield at Stratford is easily available by train in 20 minutes and the Olympic Village and facilities at the O2 arena in North Greenwich are easy to reach by public transport.

Angel Way Apartments are ideal for professionals, with a 30 minute* train from Romford station to Liverpool Street. If you're a road-user, you will benefit from the M25, A12 and A13 being easily accessible. If you fancy trips further afield; London City, London Stansted and the new London Southend airport are all within a reasonable driving distance.

* Source: National Train Enquiries (www.nationalrail.co.uk).
Computer Generated Image and photography are indicative only and may differ from actual, refer to sales staff for further information.



Sustainability matters

Swan New Homes is committed to developing sustainable homes and communities. To support our approach to sustainable development we implement these objectives:

Sustainable communities

- Develop the skills and experience of our employees and the communities in which we operate by offering opportunities for training, learning and development.
- Contribute to economic well-being and social development and diversity via community projects and local employment.

Sustainable construction

- Manage activities to minimise the risk of pollution, reduce waste disposal to landfill, and avoid nuisance to neighbours.
- Promote continuous improvement and innovation along with environmental, economic and social standards.
- Promote best practice in design, construction, the subsequent use and maintenance of our products.

- Continually develop our knowledge in BREEAM,* Code for Sustainable Homes, and similar recognised standards.

Climate change and resource efficiency

- We conduct regular carbon footprint assessments for our business and continue to develop solutions to manage and reduce our carbon output.
- We encourage activities and decisions which seek to minimise embodied carbon within our products.
- We promote the use of a fabric first approach when considering the renewable energy solutions.
- We develop our approach to offer best whole life cost options for our customers.

Swan New Homes

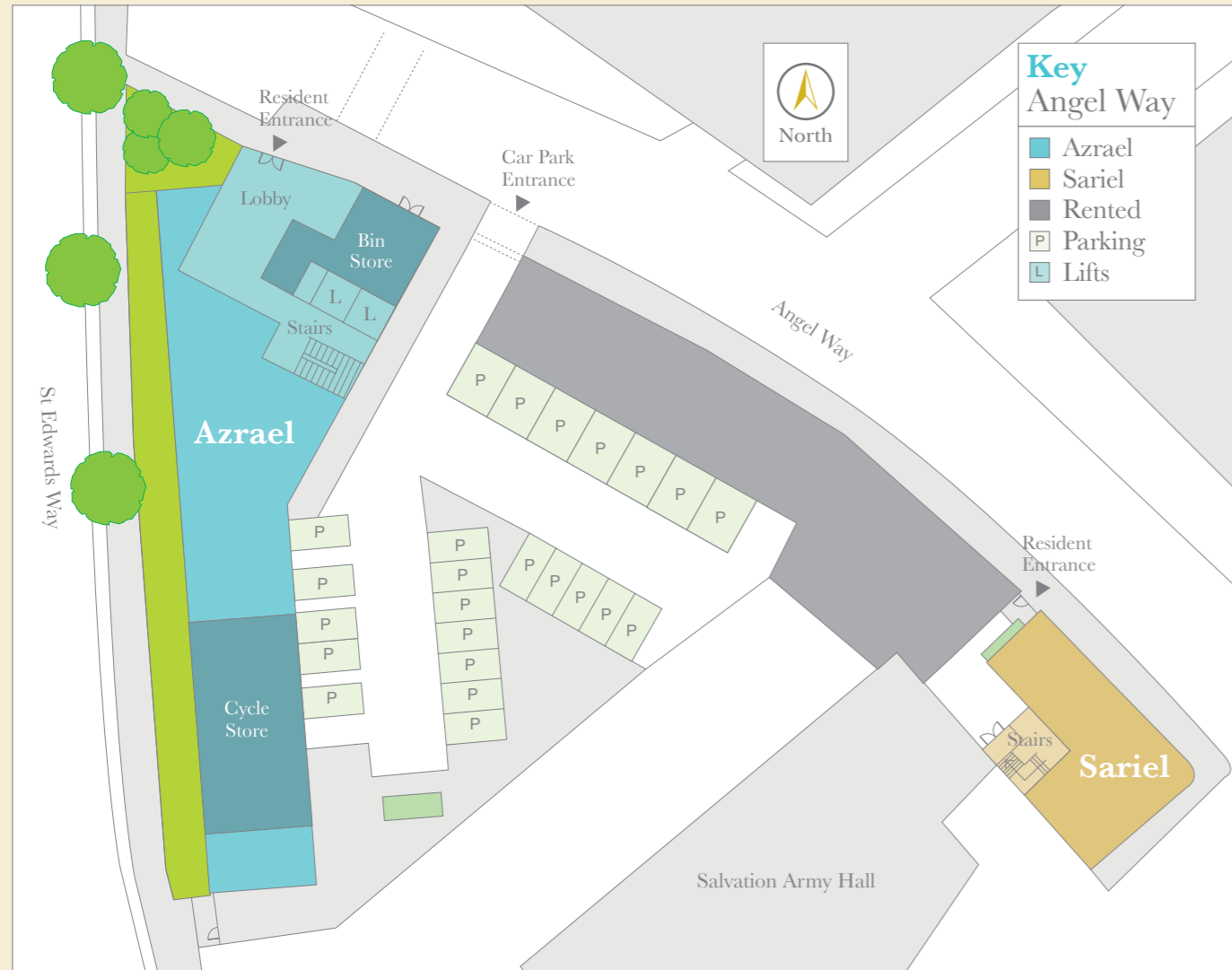


sustainable development

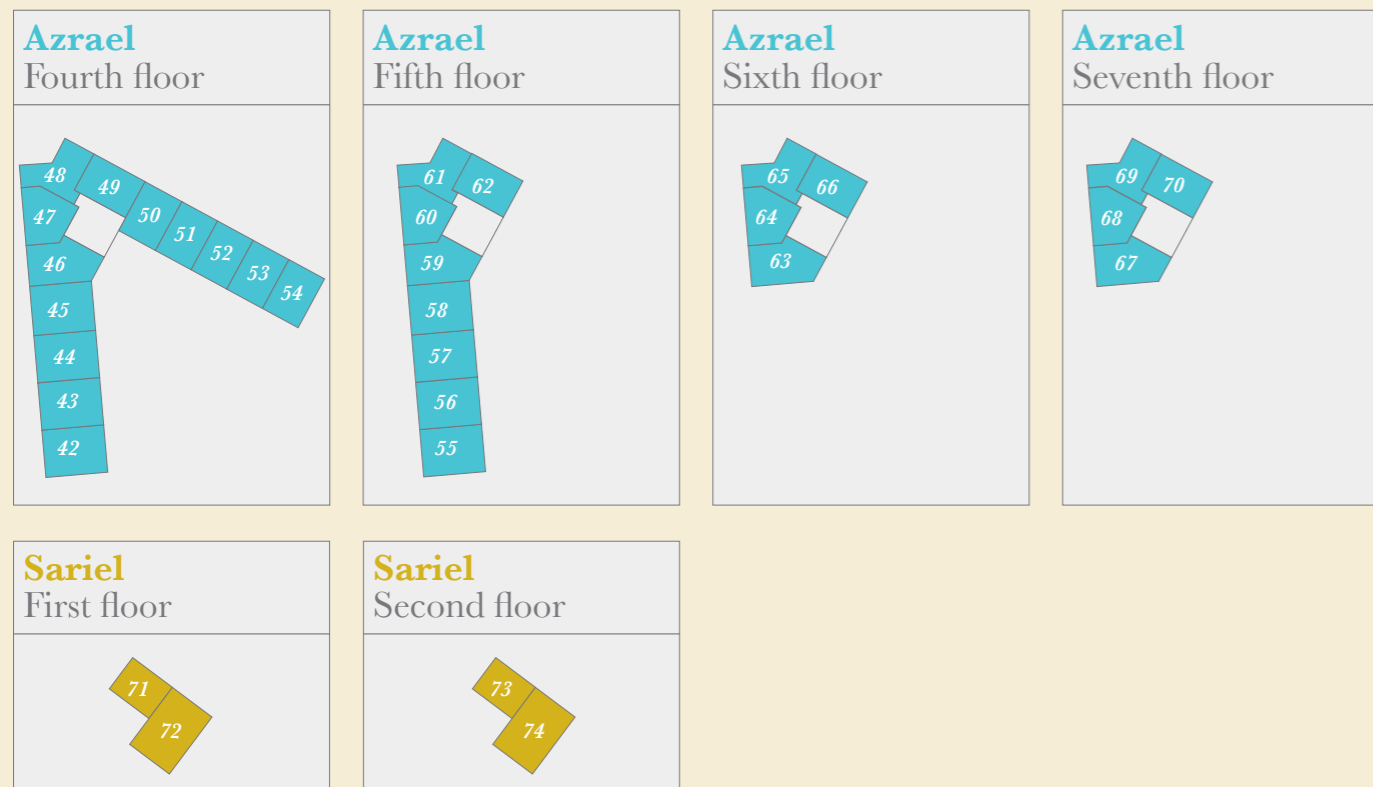
* Building Research Establishment Environmental Assessment Method.



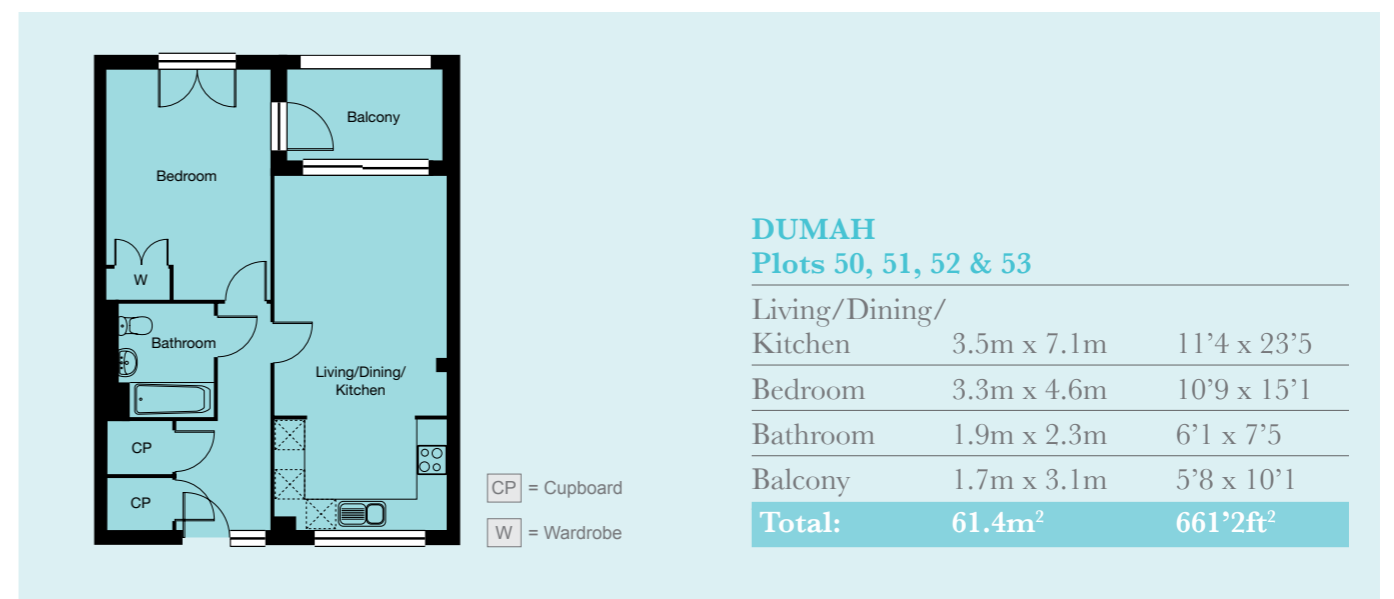
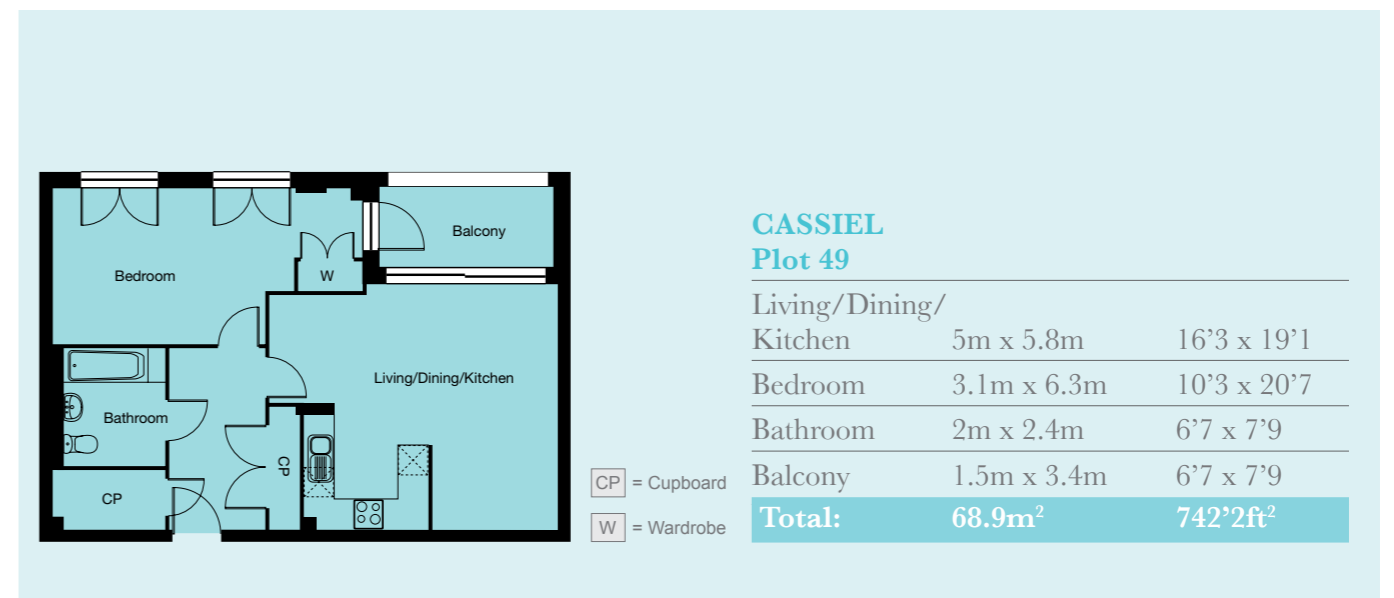
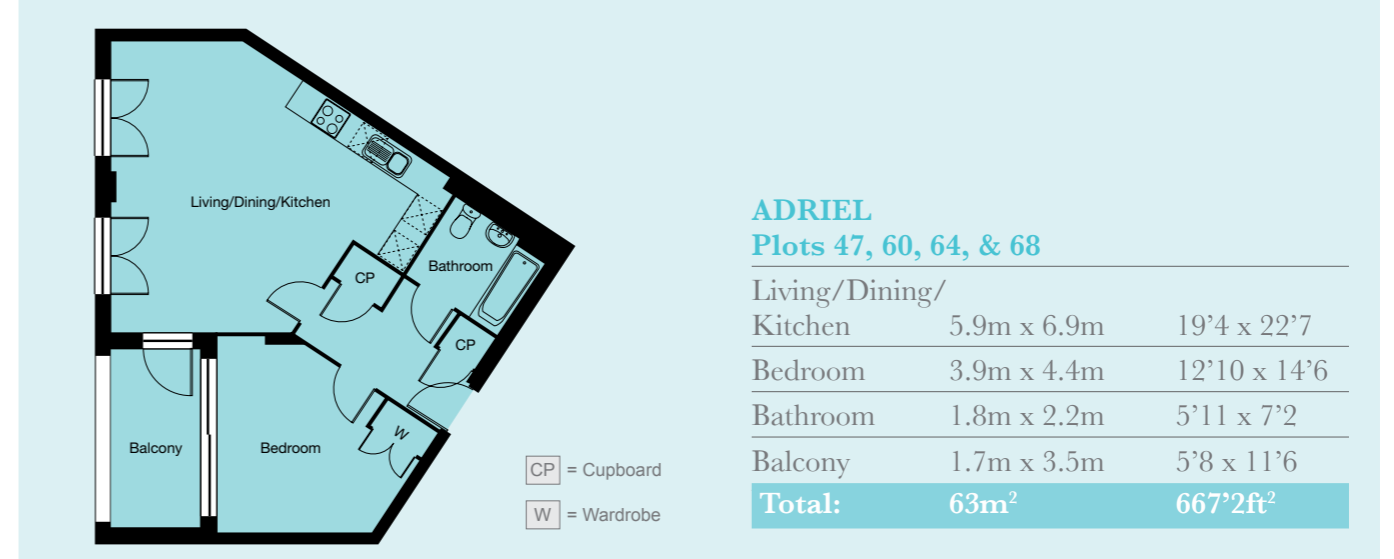
Site plan



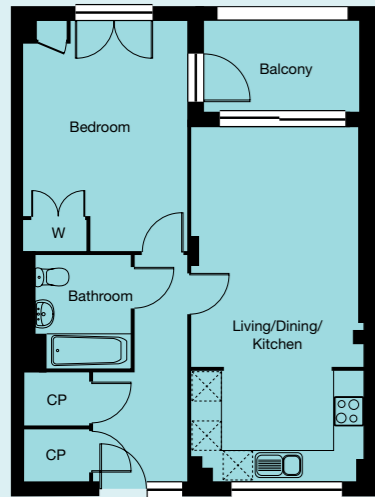
Block plans Shared Ownership apartments are located on floors four to seven in blocks Azrael and Sariel.



Azrael One bedroom apartments



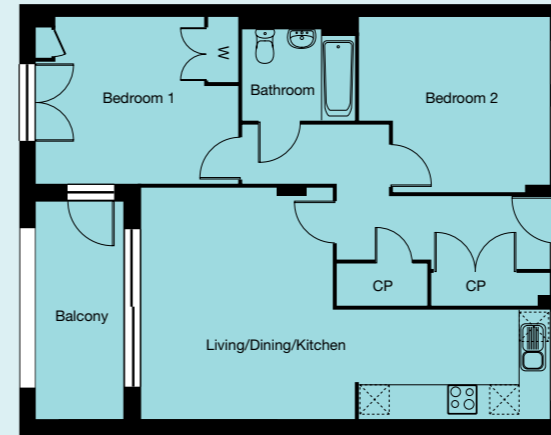
Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information is a preliminary guide only. Dimensions are taken from the widest points. Please refer to sales negotiator for details and fixtures. Layouts shown may vary and should not be used for fitting carpets, curtains, furniture or appliances. The floor plan depicts a typical layout only. Floor plans are not to scale.



CP = Cupboard
W = Wardrobe

GABRIEL
Plot 54

Living/Dining/ Kitchen	3.3m x 7.1m	10'11 x 23'5
Bedroom	3.2m x 4.6m	10'8 x 15'1
Bathroom	1.9m x 2.3m	6'1 x 7'5
Balcony	1.7m x 3m	5'8 x 10'0
Total:	60.3m²	649'2ft²

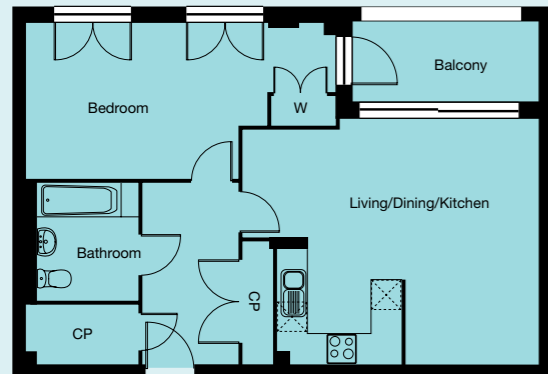


CP = Cupboard W = Wardrobe

MALIK
Plots 42*, 43, 44, 55*, 56 & 57

Living/Dining/ Kitchen	4.6m x 8.3m	15'3 x 27'1
Bedroom 1	3.4m x 4.1m	11' x 13'4
Bedroom 2	3.5m x 3.8m	11'6 x 12'
Bathroom	1.8m x 2.3m	7'5 x 5'10
Balcony*	1.7m x 4.3m	5'8 x 14'3
Balcony	1.7m x 4.1m	5'8 x 13'6
Total:	80.6m²	868'2ft²

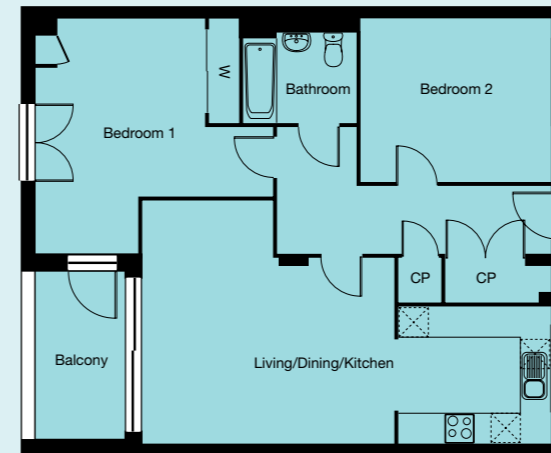
* Please note that the balcony size and total area differs for plots 42 & 55. Total area size 81.4m² / 876.2ft². Plots 42 & 45 benefit from additional windows.



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W = Wardrobe

HARUT
Plots 62, 66 & 70

Living/Dining/ Kitchen	5m x 5.9m	16'3 x 19'6
Bedroom	3.1m x 6.3m	10'3 x 20'7
Bathroom	2m x 2.4m	6'7 x 7'9
Balcony	1.5m x 3.7m	5' x 12'
Total:	68.9m²	742'2ft²



CP = Cupboard W = Wardrobe

MURIEL
Plots 45 & 58

Living/Dining/ Kitchen	4.8m x 8.2m	16' x 27'1
Bedroom 1	4.1m x 4.7m	13'4 x 15'7
Bedroom 2	3.8m x 3.3m	12' x 10'8
Bathroom	1.8m x 2.3m	5'9 x 7'5
Balcony	1.7m x 3.3m	5'8 x 10'10
Total:	86.7m²	933'2ft²



Typical Swan New Homes interior

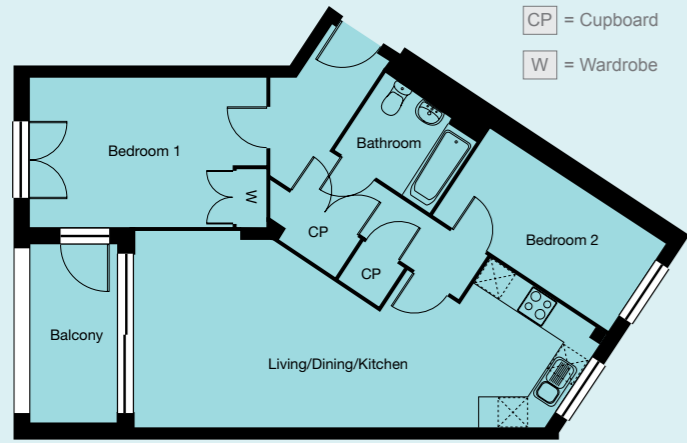


Typical Swan New Homes interior

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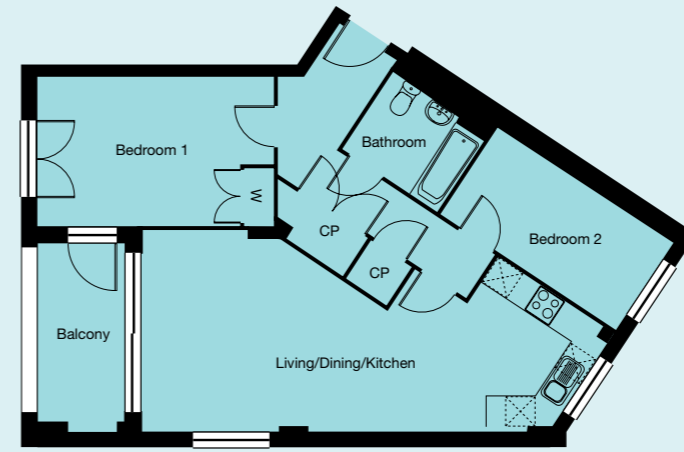
Azrael
Two bedroom apartments



PURIEL
Plots 46, 59 & 63

Living/Dining/ Kitchen	3.4m x 9.4m	12'10 x 30'10
Bedroom 1	3m x 4.8m	9'9 x 15'8
Bedroom 2	2.1m x 4.2m	6'9 x 13'10
Bathroom	1.8m x 2.3m	5'10 x 7'5
Balcony	1.7m x 3.5m	5'8 x 11'6
Total:	77m²	829'2ft²

Azrael
Two bedroom apartments



DABRIA
Plot 67

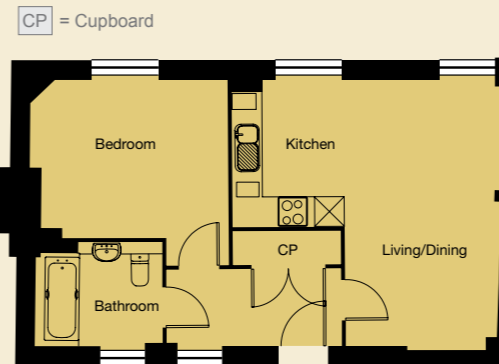
Living/Dining/ Kitchen	4m x 9.4m	13'3 x 30'10
Bedroom 1	3m x 4.8m	9'9 x 15'8
Bedroom 2	2.1m x 4.2m	6'9 x 13'10
Bathroom	1.8m x 2.3m	5'10 x 7'5
Balcony	1.7m x 3.7m	5'8 x 12'2
Total:	77.7m²	836'2ft²



RAPHAEL
Plots 48 & 65

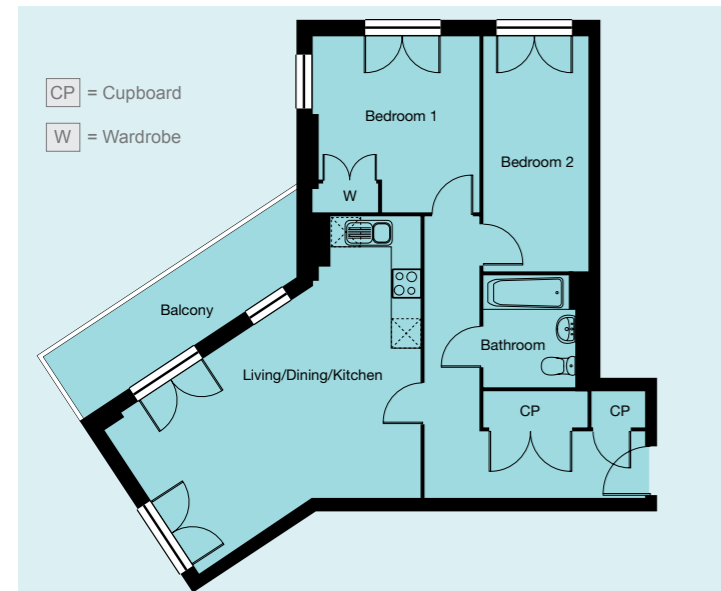
Living/Dining/ Kitchen	5.7m x 7m	8'7 x 22'10
Bedroom 1	3.3m x 3.5m	10'1 x 11'7
Bedroom 2	2.1m x 4.7m	6'9 x 15'6
Bathroom	1.1m x 2.2m	5'11 x 7'3
Balcony	1.5m x 6.8m	4'9 x 19'11
Total:	76.1m²	819'2ft²

Sariel
One bedroom apartments



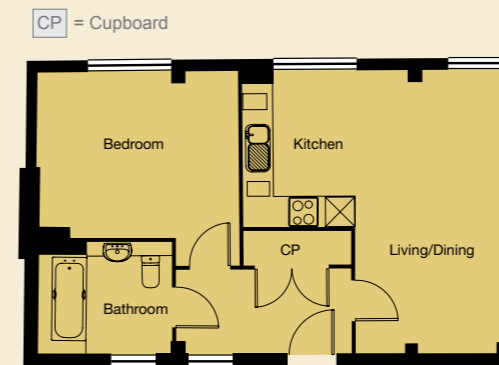
RABIA
Plot 71

Living/Dining/ Kitchen	5.5m x 4.3m	18' x 17'6
Bedroom	3.9m x 3.1m	12'9 x 10'2
Bathroom	2m x 2.4m	6'5 x 7'11
Total:	52.6m²	566'2ft²



TENNIN
Plots 61 & 69

Living/Dining/ Kitchen	5.7m x 7m	18'7 x 22'10
Bedroom 1	3.3m x 3.5m	10'1 x 11'7
Bedroom 2	2.1m x 4.7m	6'9 x 15'6
Bathroom	1.8m x 2.2m	5'11 x 7'3
Balcony	1.5m x 6.2m	4'9 x 20'2
Total:	76.2m²	820'2ft²



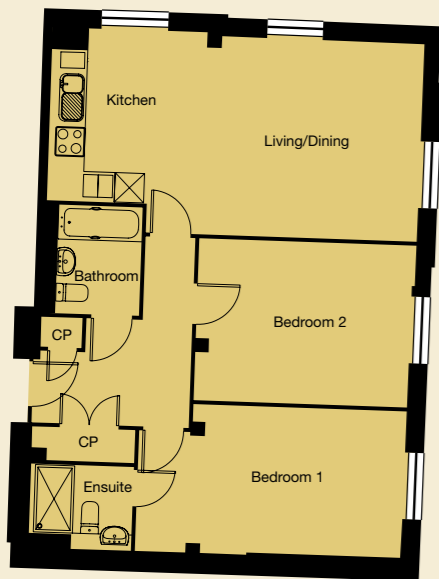
NABU
Plot 73

Living/Dining/ Kitchen	5.6m x 5.5m	18'3 x 18'
Bedroom	4m x 3.1m	13' x 10'2
Bathroom	2.1m x 2.6m	6'11 x 8'5
Total:	55.5m²	597'2ft²

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Sariel
Two bedroom apartments



CP = Cupboard

SAREA
Plot 72

Living/Dining/ Kitchen	7.4m x 3.9m	24'3 x 12'10
Bedroom 1	5.3m x 2.9m	17'4 x 9'4
Bedroom 2	4.3m x 3.2m	14'1 x 10'7
Bathroom	2.2m x 1.7m	7'1 x 5'5
Ensuite	1.9m x 1.6m	6'5 x 5'1
Total:	79.1m²	851'2ft²

Specification

Kitchens

- Professionally designed kitchen
- 1½ bowl stainless steel sink with single level mono-bloc mixer tap
- Stainless steel built in oven
- Ceramic hob
- Fully integrated fridge/freezer
- Fully integrated dishwasher
- Fully integrated washer dryer
- Brushed stainless steel chimney style hood
- Stainless Steel splash back behind hob and up stand to match worktop

Bathrooms and Cloakroom

- Contemporary white suite with enamelled press steel bath
- Contemporary chrome mixer tap to basin, and bath
- Chrome/glass bath screen
- Fitted mirror above basin
- Full height wall tiles to bath areas and half height to remaining walls

Decoration and fitting

- Smooth ceilings finished in white
- Internal walls painted in soft white
- Egg shell painted woodwork, including skirting, architraves and window sills
- Internal veneer effect doors with brushed chrome fittings
- Fitted wardrobe to master bedroom, with veneer effect doors
- High quality double glazed windows

Heating/Electrical

- Wall mounted radiators*
- Chrome heated towel rail to bathroom
- Underfloor heating*
- Timed extractor fans to bathroom, en-suite and cloakroom
- Chrome recessed down lighters to kitchen/lounge and bathroom
- Brushed stainless steel sockets/switches throughout
- Satellite, TV, telephone and DAB points to living and master bedroom
- Communal Sky Plus satellite dish**
- Pendant lighting to bedroom/s and hallway
- Gas Central Heating*

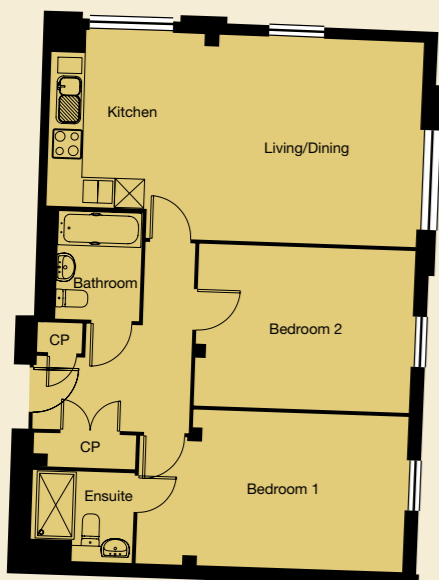
Floorings

- Stylish ceramic floor tiles bathroom
- Wood laminate flooring to open plan kitchen/lounge and hallway
- Quality carpet to bedrooms

Warranty and Communal Areas

- Landscaped communal areas
- Some units benefiting from individual balcony
- Secure bicycle storage areas
- All properties benefit from 10 years LABC warranty
- 12 months Swan New Homes defects warranty
- Management Company will be appointed to ensure the communal areas are maintained for which a service charge will be applied
- Lift to Azrael block

* Applicable to specific plots, speak to negotiator for details. ** Purchaser subscription required.



CP = Cupboard

URIEL
Plot 74

Living/Dining/ Kitchen	7.4m x 4m	24'4 x 13'3
Bedroom 1	5.3m x 3m	17'5 x 9'11
Bedroom 2	4.3m x 3.2m	14' x 10'7
Bathroom	2.2m x 1.7m	7'1 x 5'5
Ensuite	1.9m x 1.7m	6'4 x 7'1
Total:	82.1m²	884'2ft²



Typical Swan New Homes interior



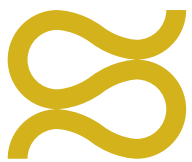
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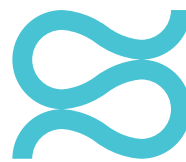
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