



GB P

E S T A T E S

## Romford Area Guide

# Local area guide - Romford

Are you thinking of buying or renting in Romford?

Here at GBP Estates we pride ourselves on being experts of the local area, and have helped countless individuals find their dream home in Romford.

Moving to Romford has become increasingly popular since it became one of London's 30 Housing Zones, a plan that saw Romford receive an investment from the Greater London Authority to build more homes.

As a result, Romford's housing market has experienced a boom.

So, if you are looking to move to this incredible town, we have put together a helpful guide outlining what makes Romford such a great place to live!



# Meet the **team**



Julie James

**OWNER**



Gary Taylor

**DEVELOPMENT & FINANCE  
DIRECTOR**



Paul Ziff

**GROUP MANAGER**



Brooke Atkinson

**SENIOR LETTINGS  
CONSULTANT**



Victoria Mehmet

**SENIOR SALES CONSULTANT**



Debbie Lawrence

**PROPERTY  
COORDINATOR**



Sofia Jones

**MORTGAGE  
ADVISOR**



Jai Mistry

**SENIOR PROPERTY  
MANAGER**

# Moving to Romford

Romford is part of the county of Essex and falls under the London Borough of Havering. Originally a historic market town, Romford shifted its focus over the years from agriculture, to retail and commerce, becoming the shopping hub we know today.

It is represented by Havering Council and is located just on the outskirts of the capital. Within the town there are several neighbourhoods, these are Central Romford, Gidea Park, Collier Row and Harold Hill.

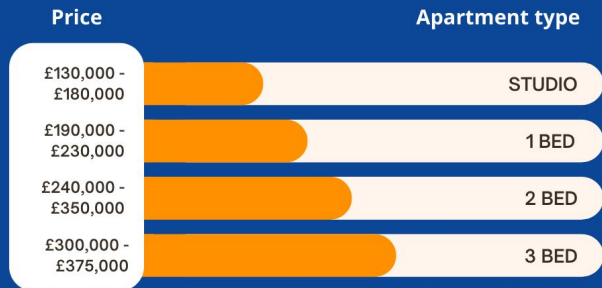


# House prices

Over the last couple of years, the Romford property market has boomed, leading to a natural inflation of house prices, flats and renting fees.

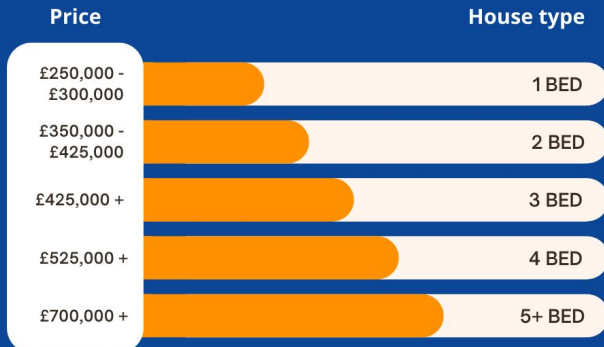
To help you prepare for a move to the Havering area, we have broken down the average house and flat prices\* in Romford for you.

## AVERAGE APARTMENT PRICES IN ROMFORD



\*Subject to size, location & condition etc.

## AVERAGE HOUSE PRICES IN ROMFORD



\*Subject to size, location & condition etc.

For more information on house prices in the local area speak to our [Senior Sales Consultant, Victoria Mehmet](#)

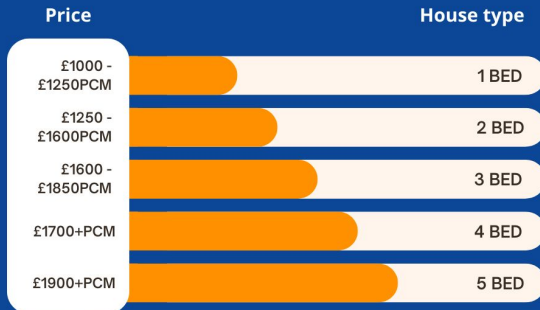
\*This data was provided as of November 2022 and is subject to change.

# Rent prices

If you're considering a moving to Romford or thinking of becoming a landlord, it's good to have an idea of rent prices in the local area.

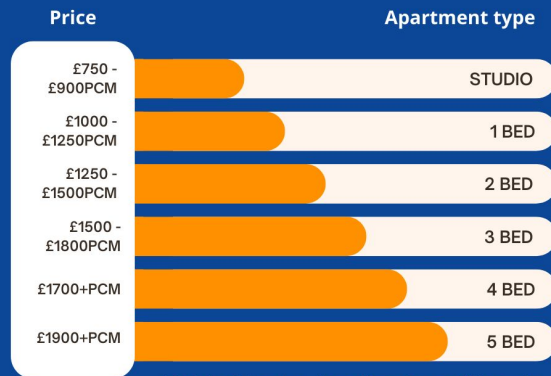
See below our guide to rental prices\* for houses and apartments in Romford.

## PRICE FOR RENTAL PROPERTIES - HOUSES



\*Subject to size, location & condition etc.

## PRICE FOR RENTAL PROPERTIES - FLATS



\*Subject to size, location & condition etc.

For more information on letting in Romford, speak to our [Senior Lettings Consultant, Brooke Atkinson](#)

\*This data was provided as of November 2022 and is subject to change.

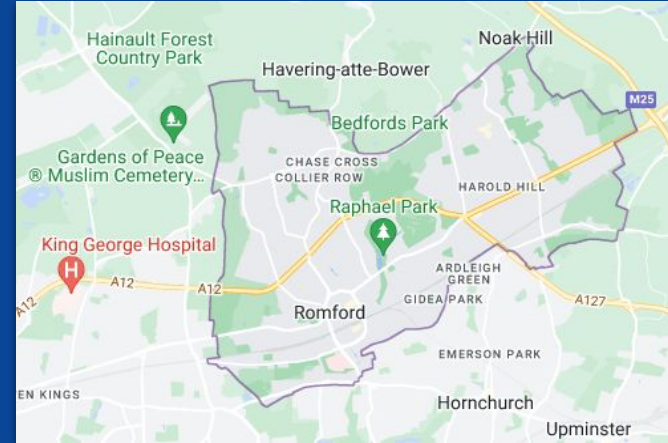


# What to expect from living in Romford?

Considered one of the most significant towns on the east side of London, Romford gives homeowners the best of both worlds.

You can expect plenty of shops, easy transport links into the capital, family-friendly housing and the buzz of city life. With the Essex countryside on your doorstep, it's also perfect for those who enjoy the great outdoors and getting lost in nature.

Romford has an abundance of property types, from new builds, to 1930's Victorian terrace houses. So there is bound to be something that suits your interests and needs.



# Transportation links

**Trains:** Romford has a central station located in London zone 6. It offers regular trains into London Liverpool Street, Stratford and Southend Central. With the opening of the new Elizabeth Line, commuters can expect fast and easy journeys into central London.

**Cars:** Romford has easy access to major roads including the A12, A13 and A127. Throughout the area, there are a number of controlled parking zones.

**Bus:** There is a good bus service running to the different neighbourhoods. Some buses also run directly into central London.

**Airports:** London City Airport and Stansted can be reached within 45 minutes. On the Elizabeth Line, travellers can catch a direct train to Heathrow Airport.





# Schools in the **local area**

**Primary:** There are several primary schools within Romford that are rated 'outstanding' by OFSTED. These include Concordia Academy, St Peter's Catholic Primary School, St Bede's Catholic Primary School and Warren Junior School.

**Secondary:** Most of the secondary schools in Romford are rated 'good' by OFSTED including The Frances Bardsley Academy for Girls, St Edward's Church of England Academy, The Royal Liberty School and Marshalls Park Academy.

**Further education:** Romford has a number of stand alone colleges. These include Havering College of Further and Higher Education and Barking and Dagenham College.

There are also a number of private schools in the area.

For more information on  
schools in the local area  
speak to our **Senior Sales  
Consultant, Victoria  
Mehmet**



# Local amenities

**Shopping:** There are several shopping centres in the area. These include The Liberty, The Brewery and The Mercury Shopping Centre. There is also a market every Wednesday, Friday and Saturday.

**Entertainment:** Romford offers an abundance of pubs, restaurants, cinemas and bowling alleys. The Brookside Theatre hosts many productions from live music to plays. You can also visit the old Greyhound Stadium to see frequent dog races.

**Libraries:** Romford has a local library that is open 6 days a week.

**Healthcare:** There are around 28 GPs in the Romford area. The nearest hospitals are Queen's Hospital and Victoria Hospital.



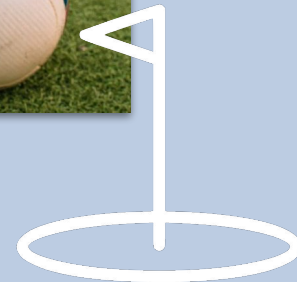
# Sports and Leisure

Romford has its very own football club, Romford Football Club which is part of the Essex Senior League.

You can also find the Romford Bowls Club, a premier Essex bowls club, the Romford and Gidea Park Rugby Club and The Raiders ice hockey team.

If you enjoy playing golf, there are 3 renowned golf courses in Romford. Each offer a variety of holes and a driving range.

There are several sports complexes in the area where you can take a range of classes and enjoy sporting activities.



# Outdoor spaces

Considered one of the greenest boroughs of London, Havering is part of the Metropolitan Green Belt meaning most of its green spaces are protected from development.

Raphael Park is the most popular public park in Romford - it contains a mix of woodland, fields, play areas for kids, beautiful lakeside walks and an open air theatre.

Around 30 minutes away you can reach Hainault Forest and Epping Forest where you can enjoy exploring the woodlands of these epic landscapes.

For fans of the seaside, Southend beach is only a 45 minute drive away from Romford. Home to Adventure Island theme park, the Sealife centre and the longest pleasure pier in the world.



# Get in touch today!

Thinking about moving to the Romford? Speak to one of our property experts today.

As they are Romford residents themselves, the members of our team offer an unrivalled knowledge of the local area and will use their expertise to help you find your dream home.

