

### Key information:

**Reservation fee:** £500

**Lease & ground rent:** One bedroom Pocket homes at Forest Road E17 are sold with a 999 (less 3 days) year lease and with a peppercorn ground rent.

**Gas supply:** The gas supply at Forest Road E17 will be a communal system and residents will be billed as per their own usage.

**Service charge:** Payable to the Managing Agent, Haus Block Management. On completion, service charge will be payable until the end of the financial year in which completion takes place. A Residents' Management Company (RMC) will be formed by the Managing Agent, of which all homeowners will become members; some homeowners may choose to become Directors of the RMC.

We endeavour to make our service charge budgets realistic, and the increases in energy costs in recent times have had a considerable impact. As a result, service charge budgets are currently higher than we would like them to be, however we prefer to make them as accurate as possible. Service charge will be reviewed annually based on actual spend.

**Parking:** Forest Road E17 is a car-free development (apart from with respect to two shared spaces for Blue Badge holders) available on a first come first serve basis, and homeowners will not be granted a residents' parking permit.

**Appliances:** Plumbing and wiring for a washing machine is provided in the utility cupboard. Plumbing and wiring for a dishwasher are provided in the kitchen. Some dishwasher spaces are for a standard appliance and some for a slimline; please ask for further details.

Forest Road E17 is complete and ready to move in now.

April 2024

# Forest Road E17 Waltham Forest

## Price List



**Forest Road E17**

## Price List

Door No	Floor	Floorplan type	Total Bedrooms	Area (sqm)	Car parking	Outside space	Window type	Discounted purchase price	Est. monthly service charge (first year)	Status
1	0	09-T	1	48.8	None	Terrace	Door to terrace	£330,000	£220	Available
3	0	08	1	43.2	None	None	Window	£302,000	£194	Available
13	0	03-T	1	39.6	None	Terrace	Door to terrace	£320,000	£178	Available
17	0	01A	1	38.8	None	None	Window	£298,000	£175	Available
25	1	08B	1	43.2	None	None	Juliet balcony	£306,000	£194	Reserved
26	1	05-WA	1	48	None	None	Juliet balcony	£314,000	£216	*Available
28	1	01	1	38	None	None	Window	£306,000	£171	Reserved
29	1	01	1	38	None	None	Window	£306,000	£171	Available
35	1	01	1	38	None	None	Juliet balcony	£306,000	£171	Reserved
37	1	01	1	38	None	None	Juliet balcony	£306,000	£171	Available
43	2	02B	1	44.6	None	None	Juliet balcony	£322,000	£200	Available
45	2	02A	1	43.6	None	None	Juliet balcony	£322,000	£196	Available
48	2	08B	1	43.2	None	None	Juliet balcony	£310,000	£194	Reserved
53	2	01	1	38	None	None	Window	£310,000	£171	Available
54	2	01-H	1	38.1	None	None	Window	£310,000	£172	Available
58	2	01	1	38	None	None	Juliet balcony	£310,000	£171	Reserved
66	3	02C	1	44.3	None	None	Juliet balcony	£326,000	£199	Reserved
67	3	02	1	43.7	None	None	Juliet balcony	£322,000	£197	Available
74	3	01	1	38	None	None	Window	£314,000	£171	Available
84	4	01D-T	1	38.5	None	Terrace	Door to terrace	£344,000	£173	Reserved
87	4	01F-T	1	38.3	None	Terrace	Door to terrace	£344,000	£172	Reserved
88	4	01E	1	38	None	None	Window	£320,000	£171	Available
89	4	01E	1	38	None	None	Window	£320,000	£171	Available
90	4	01E	1	38	None	None	Window	£320,000	£171	Reserved