

Incentive: Reserve at Forest Road E17 and get a free interior design consultation with BBC's Banjo Beale, providing exchange takes on or before 15 September 2025. **PLUS your first-time buyer Stamp Duty paid if completion takes place on or before 22 September 2025.**

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.

Energy supply: The heating and hot water at Forest Road E17 will be provided by a communal system powered by air source heat pumps and gas boilers. Residents will be billed as per their own usage and will not be able to change their provider individually.

EPC rating: B

Service charge: Payable to the Managing Agent (responsible for the day-to-day running of the building), Haus Block Management. On completion, service charge will be payable until the end of the quarter and paid quarterly thereafter. 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.

Council Tax: The Council Tax for these homes is Band C, which is £2,025 per annum, or £169 per month.

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.



Forest Road E17

Waltham Forest

Price List

Remaining availability – over 80% sold



Door No	Floor	Floorplan type	Total Bedrooms	Area (sqm)	Car parking	Outside space	Window type	Discounted purchase price	Service Charge	Status
3	0	08	1	43.2	None	None	Window	£300,000	£194	Available
4	0	01B	1	39.6	None	None	Window	£302,000	£178	Available
6	0	01-T	1	38	None	Terrace	Door to terrace	£328,000	£171	Under Offer
11	0	01-TH	1	38.1	None	Terrace	Door to terrace	£328,000	£172	Showhome - not currently available
12	0	10-TWA	1	48.2	None	Terrace	Door to terrace	£324,000	£217	Sales office - not currently available
13	0	03-T	1	39.6	None	Terrace	Door to terrace	£320,000	£178	Reserved
15	0	03-T	1	39.6	None	Terrace	Door to terrace	£320,000	£178	Reserved
16	0	03-T	1	39.6	None	Terrace	Door to terrace	£320,000	£178	Available
21	1	02	1	43.7	None	None	Juliet balcony	£314,000	£197	Available
27	1	01A-H	1	38.9	None	None	Juliet balcony	£306,000	£175	Reserved
29	1	01	1	38	None	None	Window	£306,000	£171	Reserved
30	1	01	1	38	None	None	Window	£306,000	£171	Available
31	1	01-H	1	38.1	None	None	Window	£306,000	£172	Reserved
34	1	01-H	1	38.1	None	None	Window	£306,000	£172	Reserved
37	1	01	1	38	None	None	Juliet balcony	£306,000	£171	Available
38	1	01	1	38	None	None	Juliet balcony	£306,000	£171	Reserved
40	1	01A	1	38.8	None	None	Juliet balcony	£302,000	£175	Reserved
46	2	01A	1	38.8	None	None	Juliet balcony	£310,000	£175	Available
52	2	01	1	38	None	None	Window	£310,000	£171	Available
53	2	01	1	38	None	None	Window	£310,000	£171	Available
57	2	01-H	1	38.1	None	None	Window	£310,000	£172	Reserved
60	2	01	1	38	None	None	Juliet balcony	£310,000	£171	Reserved
61	2	01	1	38	None	None	Juliet balcony	£310,000	£171	Reserved
62	2	01	1	38	None	None	Juliet balcony	£310,000	£171	Reserved
63	2	01A	1	38.8	None	None	Juliet balcony	£306,000	£175	Reserved
65	2	06	1	42.4	None	None	Juliet balcony	£302,000	£191	Reserved
69	3	01	1	38	None	None	Juliet balcony	£314,000	£171	Available
74	3	01	1	38	None	None	Window	£314,000	£171	Available
75	3	01	1	38	None	None	Window	£314,000	£171	Available
76	3	01	1	38	None	None	Window	£314,000	£171	Available