

Key information

Incentive: Reserve at Forest Road E17 and your first time buyer Stamp Duty paid, providing exchange takes on or before 08 December 2025. PLUS get a free interior design consultation with BBC's Banjo Beale if completion takes place on or before 15 December 2025.

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.

October 2025

Forest Road E17 Waltham Forest

Price List

Remaining availability: over 85% 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 | Reserved |
| 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 - available |
| 21 | 1 | 02 | 1 | 43.7 | None | None | Juliet balcony | £314,000 | £197 | Under Offer |
| 29 | 1 | 01 | 1 | 38 | None | None | Window | £306,000 | £171 | Reserved |
| 30 | 1 | 01 | 1 | 38 | None | None | Window | £306,000 | £171 | Available |
| 37 | 1 | 01 | 1 | 38 | None | None | Juliet balcony | £306,000 | £171 | Reserved |
| 39 | 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 |
| 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 | Under Offer |
| 53 | 2 | 01 | 1 | 38 | None | None | Window | £310,000 | £171 | Available |
| 69 | 3 | 01 | 1 | 38 | None | None | Juliet balcony | £314,000 | £171 | Reserved |
| 74 | 3 | 01 | 1 | 38 | None | None | Window | £314,000 | £171 | Reserved |
| 75 | 3 | 01 | 1 | 38 | None | None | Window | £314,000 | £171 | Available |
| 76 | 3 | 01 | 1 | 38 | None | None | Window | £314,000 | £171 | Available |