

Key information

Incentive: 5% deposit contribution for Flat 3, worth £15,000! Your first time buyer Stamp Duty paid on all other homes, providing exchange takes place within 6 weeks of legal pack issue. PLUS get a free interior design consultation with BBC's Banjo Beale if completion takes place with 7 weeks of legal pack issue.

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.

December 2025 / January 2026

Forest Road E17 Waltham Forest

Price List

Remaining availability: 90% sold

Door No	Floor	Floorplan type	Total Bedrooms	Area (sqm)	Car parking	Outside space	Window type	Discounted purchase price	Incentive	Service Charge	Status
3	0	08	1	43.2	None	None	Window	£300,000	£15,000 deposit contribution	£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	Available
11	0	01-TH	1	38.1	None	Terrace	Door to terrace	n/a		£172	Show home - not available
21	1	02	1	43.7	None	None	Juliet balcony	£314,000		£197	Reserved
30	1	01	1	38	None	None	Window	£306,000		£171	Available
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
75	3	01	1	38	None	None	Window	£314,000		£171	Available
76	3	01	1	38	None	None	Window	£314,000		£171	Available