

Forest Road E17 Waltham Forest



First time buyer? We offer pockets of hope

The joy of homeownership is within your reach. At Forest Road E17, we've built 90 energy-efficient homes for first time buyers to be sold at a 20% discount to the market price. Each one-bedroom apartment is cleverly designed to make the best use of space, and communal gardens encourage a sense of community.

To be eligible to purchase, your current home or work address and household income must meet our eligibility guidelines, detailed on page 84.

Image of Forest Road



Pocket Living
Tower House
10 Southampton Street
London
WC2E 7HA

T 020 7291 3683
W pocketliving.com





The Terrace Bakery, Hoe Street

Buy buy Generation Rent

Have you thought about saying goodbye to renting and hello to owning your own home in Waltham Forest? Rent can take up to a third of a person's income, yet it's not a long-term investment.

Owning your home gives you stability that renting in London doesn't offer. Plus, you have a whole fridge not a shelf, and you can wave goodbye to morning queues for the bathroom. A Pocket home is your own private space, to keep as long as you like.



Lloyd Park Farmers Market



Vestry Garden Café



William Morris Gallery

You're making this city... get something back

You're one of the many, many people who make London tick. You've chosen this great city as the place to build your career, meet friends and partners and experience a vibrant urban lifestyle. You're a 'city maker', a member of the dynamic force powering the Capital's vitality and creativity.

Day by day, week by week, you contribute to our city in so many ways. Not just through your regular work, but also by supporting local shops, bars, venues and restaurants. You energise the local economy and enliven your neighbourhood.

Quite possibly, you'd like to put down roots, to own a stake in your community. Your own home. You give a lot to this city and it's time you got something back. Which is where we come in.

What are the neighbours like?

Actually, they're just like you

There's a sense of togetherness within Pocket developments, encouraged by the common experiences of our residents. They're all owner-occupiers, and they generally share similar interests and aspirations.

The design of our developments also fosters a reassuring sense of community spirit. At Forest Road E17, residents can meet for a coffee or weekend drinks on the landscaped rooftop gardens, where shared allotment beds are on hand to grow fruit and veg, or use the space for morning sun salutations. The courtyard garden at ground level offers another opportunity to get together.

Our efforts to create a sense of community begin before we hand over the keys, when we host a welcome event for residents so they can get to know each other.

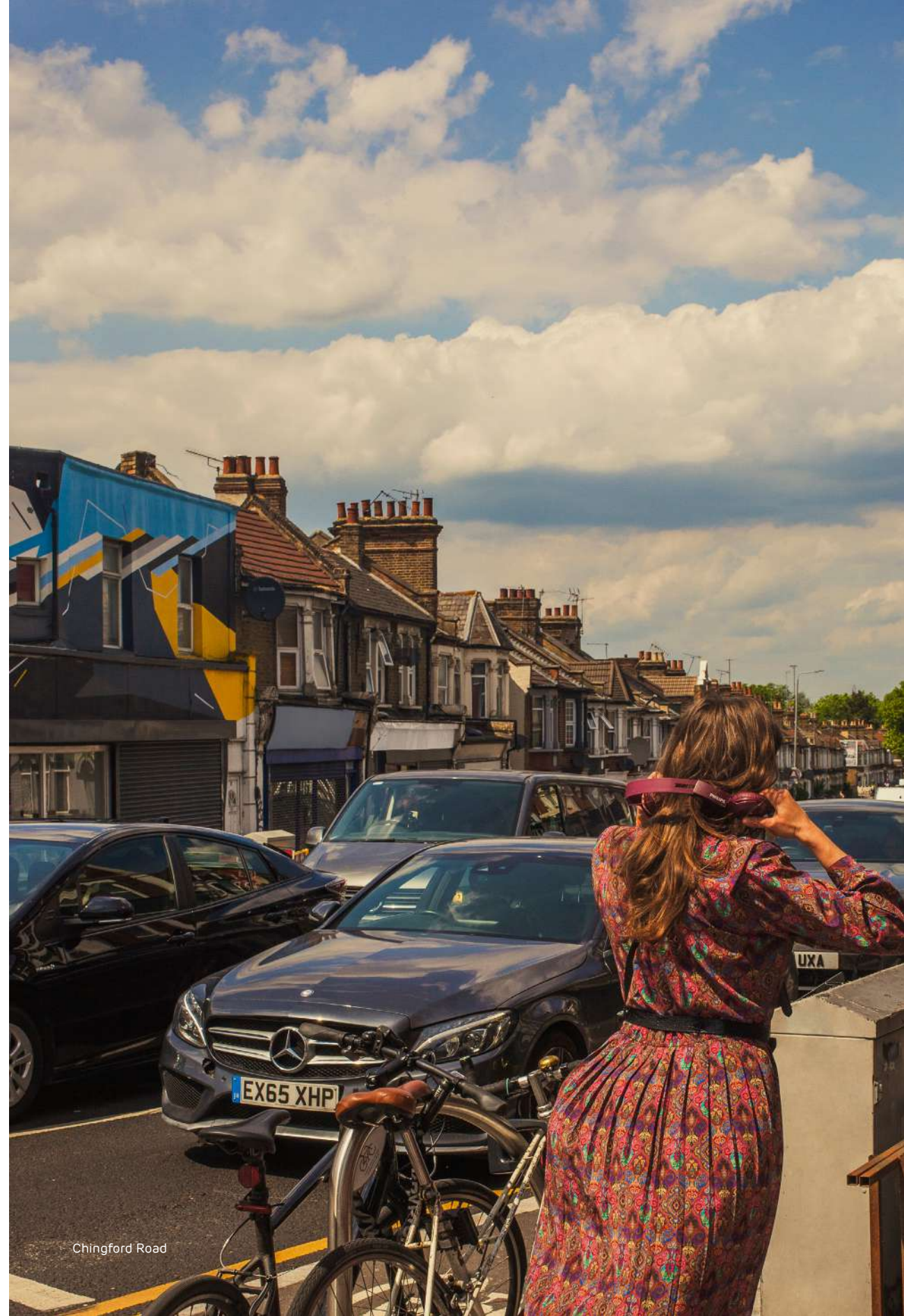
Later, when everyone's settled in, we help them set up a Residents' Management Company to decide how the building should be run. Actually, 'building' is the wrong word. It's a community.

Many developers invest in property. We invest in communities.

Image of Forest Road



Chingford Road



**You only get one chance to be a first time buyer.
So get it right**

Buying a one-bedroom Pocket home at Forest Road E17 could be an extremely smart move. Not only will you obtain a discount of 20%, you'll also own 100% of your home from the day you move in.

We also understand that the process of buying your first home can seem quite complex and daunting, so we've developed a step-by-step system to steer you through the various stages, from choosing your apartment to picking up the keys to your own front door. You're in good hands: Pocket Living has been helping 'city makers' become homeowners in London since 2005.

Visit our website to find out more and view videos featuring Pocket homeowners, as they explain how they climbed onto the housing ladder and stepped into their first home.



Blackhorse Road Station



Image of Forest Road

**Inspired by the past.
Designed for the future**

"The decorative details of our design for Forest Road are inspired by the curved bay windows of the William Morris Gallery, creating a scalloped ribbon that articulates the roofline. We also imagine this building as a sibling with similar features to our previous project for Pocket with its established community at nearby Gainsford Road, referencing Walthamstow's rich history of providing for local workers through its distinctive Warner housing."

**Andrew Tam, Gort Scott
Architect for Forest Road**

Opposite the Grade II* listed William Morris Gallery, the 90 one-bedroom apartments occupy a striking building inspired by its heritage location. Echoing the curved bay windows of the gallery, the roof level parapets are curved and the window lintels are gently concave. The mix of warm white, grey, plum, pink and red tones mirror the diverse colours of surrounding buildings. On the street corners, blank walls are earmarked for murals by a local artist.

The development rises to three, four and five storeys to integrate with nearby buildings and its distinctive façade features brick, precast concrete, metalwork and hand-glazed tiles. At ground level, a strip of planting surrounds the building, with a good-sized corner garden incorporating a semi-mature tulip tree.

Some homes have a terrace, the corner apartments have dual-aspect views and eight are wheelchair adaptable. To blend with surrounding terraced houses, five ground floor apartments have bay windows and gated front gardens. All the homes are cleverly designed to use interior space efficiently.

Existing strawberry trees are being replanted in the courtyard, where seating and shared allotment planters create a sense of community. Roof terraces on the third and fourth floors have communal seating and planters featuring species inspired by William Morris designs.

The privacy of your own home.
The buzz of a community

Owners of Pocket homes often develop a close bond with their fellow residents. We encourage this togetherness by creating areas where neighbours can exercise, meet and get to know each other.

At Forest Road E17, the shared spaces include two roof terraces with views of Lloyd Park and a south-facing communal courtyard where residents can meet and share experiences.

A dramatic entrance, with walls of red handmade ceramic tiles, leads to a spacious lobby connecting the street to the courtyard. Light and airy, the lobby is a welcoming environment that encourages residents to linger and interact whilst collecting their post, helping to create a strong community.



Image of Forest Road



Interior Overview

Every essential, plus a blank canvas

With a focus on high-quality craftsmanship, the Pocket apartment interiors are designed to match modern city makers' lifestyles. Think of the open-plan living space as a blank canvas, a chance to impose your personality. We've seen homes painted green, blue, pink and orange, wallpaper of all styles, chandeliers, Moroccan rugs and Spanish tiling. We've noted scarlet velvet sofas, art that defies description and interiors with more plants than furniture. This is your chance to make your home yours.

As a basis, each home has integrated lighting, a built-in storage cupboard, a living, dining and kitchen space with a modern worktop, granite composite sink, an oven and hob, an extractor fan and a fridge with a freezer compartment. The bedroom has space for a double bed, a pair of bedside cabinets and a wardrobe. The sleek wet room lined with large format tiles has a walk-in shower. The windows are maximised to let light flood in, and there's a single floor finish to unify the space.

Images of a one-bed
Pocket home

Specification

Overview

Residents' facilities and communal areas

- Two communal rooftop terraces which include hard and soft landscaping, bench seating, café tables, allotment planters and a ping-pong table
- Post box area and smart parcel lockers in shared entrance lobby
- Residential fire alarm
- Secure and covered bicycle storage
- South-facing ground floor courtyard garden

Kitchen

- Fully-fitted handled kitchen by Krieder
- Modern slimline laminate worktop and upstand
- Granite composite sink with drainer
- Built-in Beko appliances
- Ceramic hob with stainless steel splashback
- Fan oven
- Under-counter fridge with freezer compartment
- Under-oven drawer
- Extractor hood
- LED downlighters under cabinet
- Plumbing and wiring provided for dishwasher*

Shower room

- Stylish wet room with walk in shower and fixed glass shower screen
- Ceramics suite by Ideal Standard (WC pan + wash hand basin); hand shower, taps, shower mixer by Vado (chrome effect)
- Corian vanity top and upstand
- Decorative IP-rated chrome effect wall light
- Classic straight electric heated towel rail
- Mirror above sink

Floor finishes

- Luxury timber effect wide plank flooring to the kitchen, living, bedroom and entrance area
- Large-format porcelain floor tiles to wet room with tiled upstand

Electrical and heating

- Wiring for Sky+/Sky Q, BT telephone and BT Openreach Fibre (subscription required)
- Hyperoptic WiFi installed with 3 months free service
- Innovative dimmable down-lights combined with sprinklers, heat and smoke detectors:
 - Dimmable down-lights to kitchen, living and bedroom
 - Down-lights to hallway and wetroom
- Digital heating control with panel radiators
- Video entry system
- Power points provided throughout
- USB ports within bedroom wall sockets

Image of a one-bed
Pocket home



Utility cupboard

- Heat Interface Unit (HIU) connected to a combination of air source heat pumps and boilers to deliver heating and hot water
- Mechanical Extract Ventilation (MEV) unit
- Consumer unit for electrics
- Plumbing and wiring for washing machine
- Connection boxes for broadband and telephone

Security and peace of mind

- 10 year Premier Guarantee building warranty
- On-site CCTV
- 24 month defects warranty cover
- Designed to Secured by Design standards

Sustainable features

- Solar panels contribute to the power supply to communal areas
- Energy efficient integrated LED downlights
- Double or triple glazed windows*
- Soft landscaping on communal terraces and biodiverse brown roof area providing ecology benefits
- Timber kitchen furniture is sourced from responsibly managed forestry
- Corian bathroom vanity top is hygienic, renewable and repairable
- EcoSmart shower technology – requires 60% less water than conventional shower products
- Tarkett wide-plank flooring is 100% recyclable and contains 20% recycled content
- Beko appliances are energy-efficient with parts constructed from ghost fishing nets
- Oven (91%) and fridge (99%) recyclable
- Air source heat pump providing a renewable energy source

General build

- Traditional reinforced concreted frame structure
- Traditional blockwork and facing brick façade
- Double or triple glazed composite windows by Velfac*
- Extra-high ceilings at 2.55m with Flat 1 and Flats 8-19 at 3.1m

*Ask a sales consultant for more details



Image of Forest Road

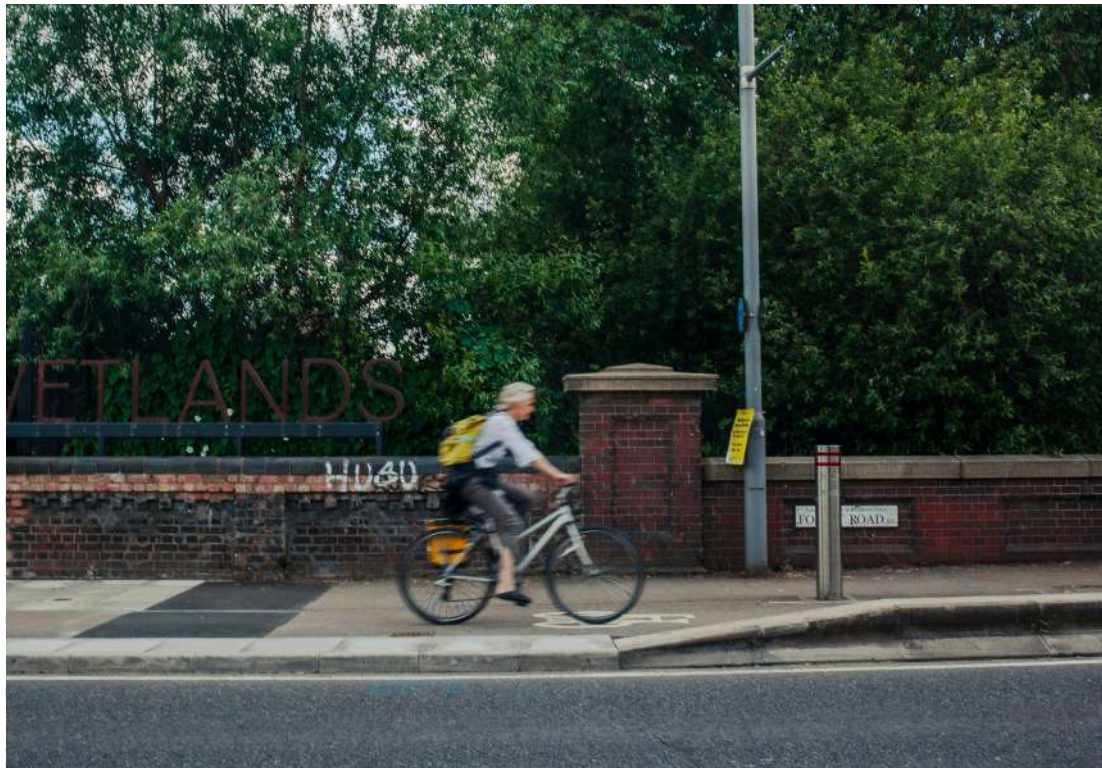
An urban retreat. A sustainable lifestyle

Like all Pocket Living apartments, the homes at Forest Road E17 are designed to be eco-friendly. Well-insulated to retain heat, they minimise day-to-day energy costs. Solar panels maximise the power of the sun, aided by floor-to-ceiling windows that allow daylight to flood in. To top it off, air source heat pumps provide renewable heating and hot water.

To encourage sustainable travel, the development is car-free apart from the provision of two wheelchair accessible parking spaces. Each apartment has a covered bike storage space, and there are racks for visitors' bikes. Importantly, residents are well served by public transport, with bus stops and Walthamstow Central Underground and Overground stations just a short walk away.

Adding to the development's green credentials, the homes are built on an urban brownfield site following the removal of a redundant building, a move that helps to protect London's Green Belt.

Walthamstow Wetlands



Visitor Centre and Engine House Café

Walthamstow. 'London's hipster enclave'

Named 'Britain's coolest neighbourhood' by The Daily Telegraph, Walthamstow is 'on trend' right now. As Time Out magazine reports: 'There's loads to do, tons of nice people call it home and it's an actual creative hub, a place where stuff gets made'. It's easy to see why the area is attracting rave reviews. Where else in London can residents visit a mile-long brewery trail, a celebration of neon lighting, the longest open-air market in Europe, a café with a climbing wall and a pub offering life-drawing classes?

Walthamstow Village, centred around Orford Road, is a cluster of quirky independent shops and destination restaurants such as the famed Eat17. Along Blackhorse Lane, lovers of craft beer can stop off at a strip of micro-breweries or dip into an urban winery. More traditional pubs, such as The Village and The Nags Head, offer superior pub grub. Across Walthamstow, residents can also savour an eclectic range of culinary fare, from Afghan vegan dishes to organic sourdough pizza.

Gods Own Junkyard



Ravenswood Industrial Estate



Culture thrives. Nature blossoms

It's no surprise that Waltham Forest was chosen as the capital's first London Borough of Culture a few years ago. Varied venues stage live shows, start-up retailers display innovative interiors and galleries exhibit art in all its forms. Just across the road from the Pocket Living homes, the Georgian house once occupied by design pioneer and social activist William Morris celebrates his revolutionary life as a leader of the British Arts & Crafts movement. And on bustling Hoe Street, the old Granada Theatre is about to reopen as an E17 outpost of the acclaimed Soho Theatre.

Nature lives side by side with culture. Walthamstow Wetlands is a massive nature reserve where rare waterfowl and birds of prey can be spotted among the reservoirs. The old Engine House, now a visitor centre and café, features a tower to attract nesting swifts and roosting bats. Among other green spaces across the borough, Lloyd Park, a few minutes' walk from Forest Road, has an outdoor gym, skate park and petanque court.

Garden at William Morris Gallery

William Morris Gallery





Restaurants, Bars & Cafés

Yonder	01
The Wild Card Brewery Barrel Store	02
Eat17 Restaurant	03
Yard Sale Pizza	04
Signature Brew	05
Big Penny Social	06
Hackney Brewery & High Hill Taproom	07
Walthamstow Market	08
Arte e pasta	09
Today Bread	10
CRATE St James Street	11
The Nags Head	12
The Village	13
Peeld Poke & Acai	14
The Larder	15
Orford Road Tapas	16
Two Lads Kitchen	17

Culture

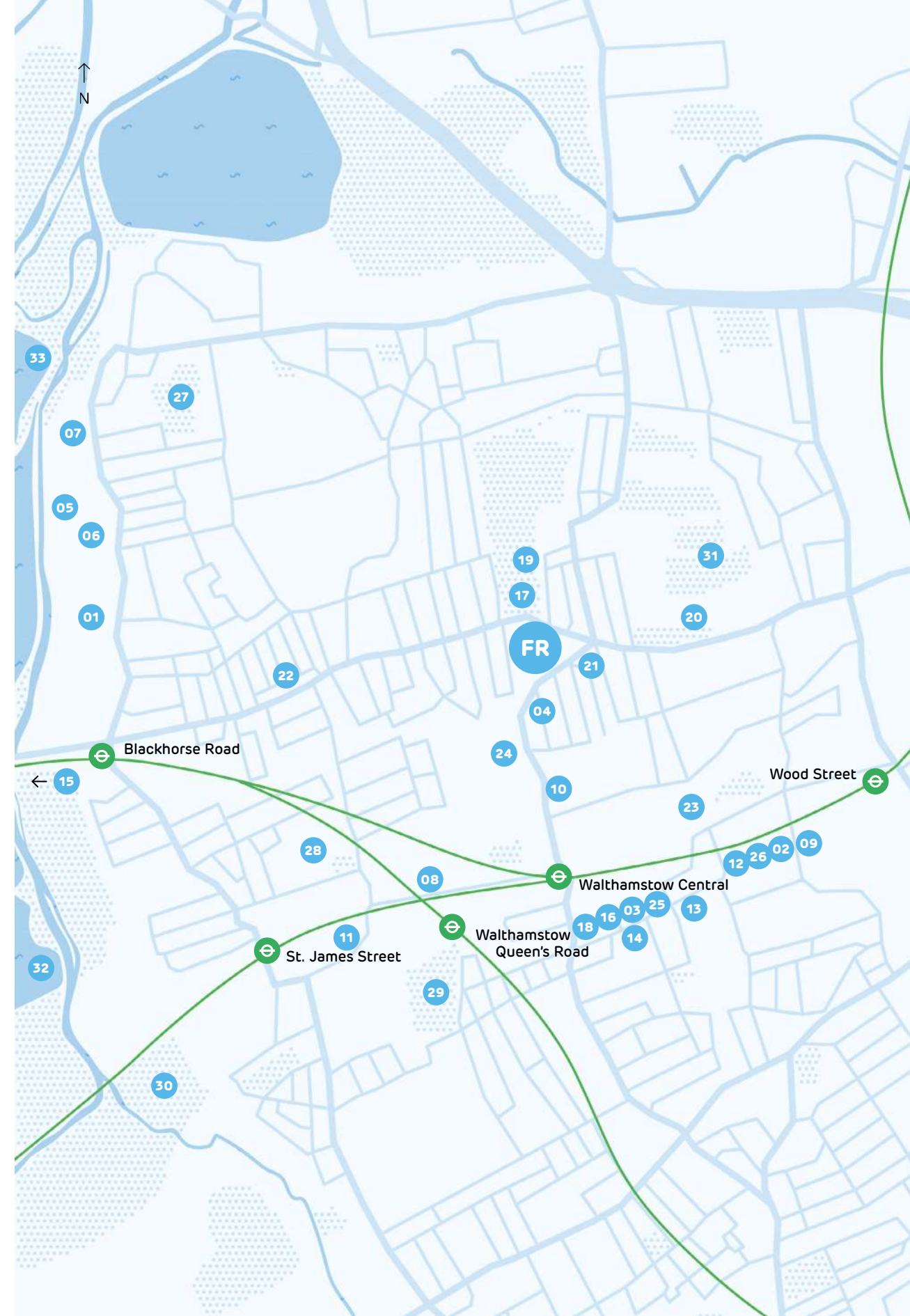
Orford House	18
William Morris Gallery	19
Fellowship Square & Fountain	20
One Hoe Street	21
Kali Temple	22
St Mary's Church Walthamstow	23
East of Eden	24
Walthamstow Village Square	25
God's Own Junkyard	26

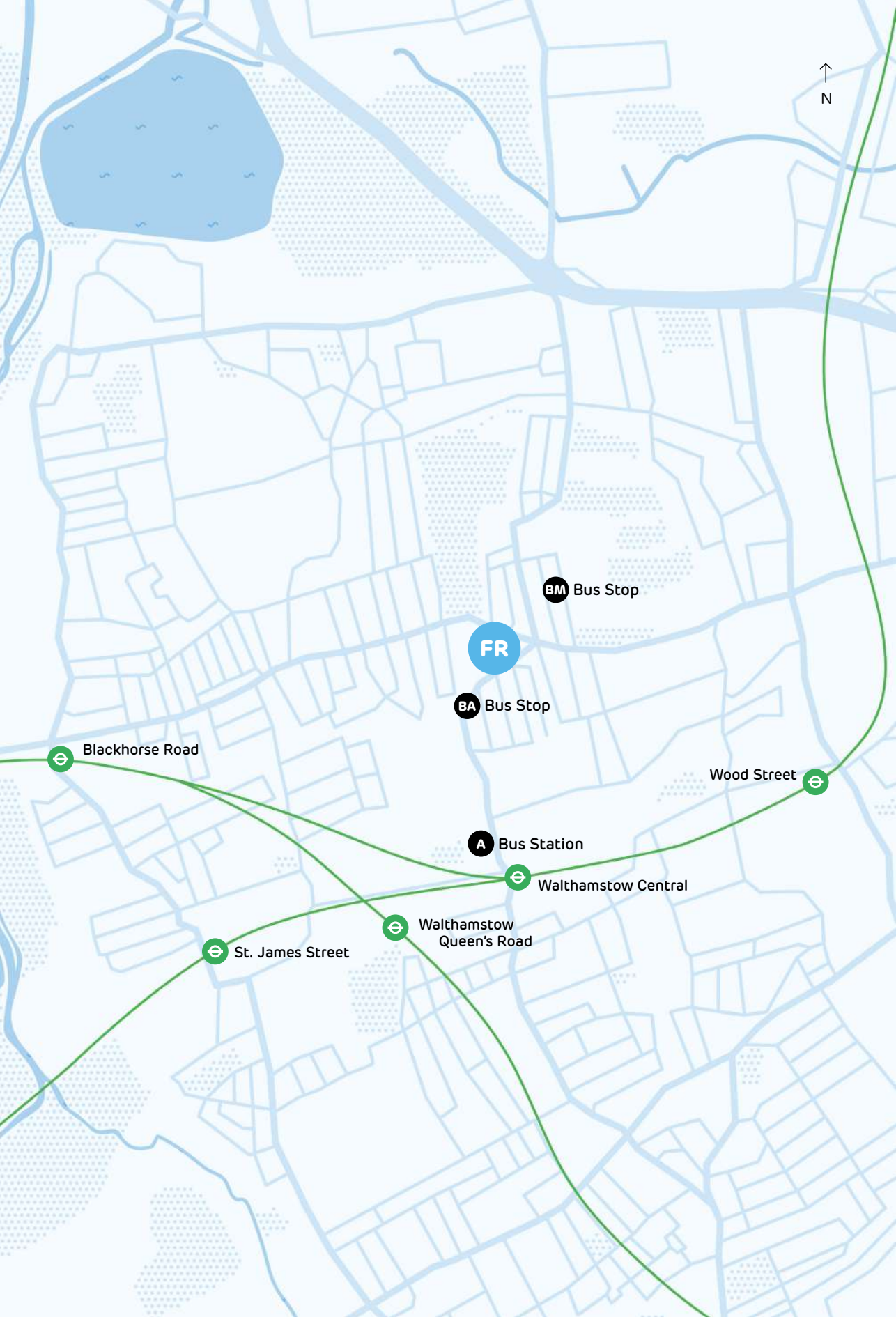
Parks / Greenspaces

Higham Hill Park	27
Stoneydown Park	28
Walthamstow Cemetery	29
St James Park	30
Chestnut Fields	31
Walthamstow Wetlands	32
Lockwood Reservoir	33

Attractions

Coffee shops, clubs, bars and assorted eateries serving dishes from around the world will tempt you to leave your comfortable Pocket home (although drinks with your neighbours up on one of the roof gardens may be a welcome alternative). For a dose of retail therapy, stroll to nearby Hoe Street or Walthamstow High Street and for greenery, head to Walthamstow Wetlands or Lloyd Park, just across the road from Forest Road E17.





Underground – Victoria line	Travel time*
Walthamstow Central	12 min walk
— Finsbury Park	10 min train
— Highbury & Islington	11 min train
— King's Cross St Pancras	14 min train
— Euston Station	15 min train
— Oxford Circus	18 min train
— Green Park	21 min train
— Victoria Station	23 min train

Overground	Travel time*
Walthamstow Central	12 min walk
— Liverpool Street Station	19 min train
— Hackney Downs	23 min train

Buses	Travel time*
357 Bell Corner (Stop BM)	2 min walk
— Leyton Flats	20 min bus
97 Jewel Road (Stop BA)	4 min walk
— Stratford	36 min bus
55 Walthamstow Bus St (Stop A)	13 min walk
— London Fields	47 min bus

*Walking distances are from the Forest Road development. Train and bus times are the travel time from the transport link they fall under. Journey times taken from Google Maps.

Forest Road E17 is a car-free development and homeowners will not be able to apply for a parking permit.

Transport links

One of the glories of Walthamstow living is rapid access to central London via the Victoria Line. Walthamstow Central is just a 12-minute stroll, or an even quicker bus ride, from the Pocket Living development. The tube will take residents to the eclectic shops and restaurants of Islington's Upper Street in a mere 11 minutes and to the heart of the West End in just 18 minutes. Forest Road E17 is also well served by local bus routes, with three bus stops less than five minutes away. No tube or bus journey is required to visit an expanse of greenery, of course, as Lloyd Park is just across the road.

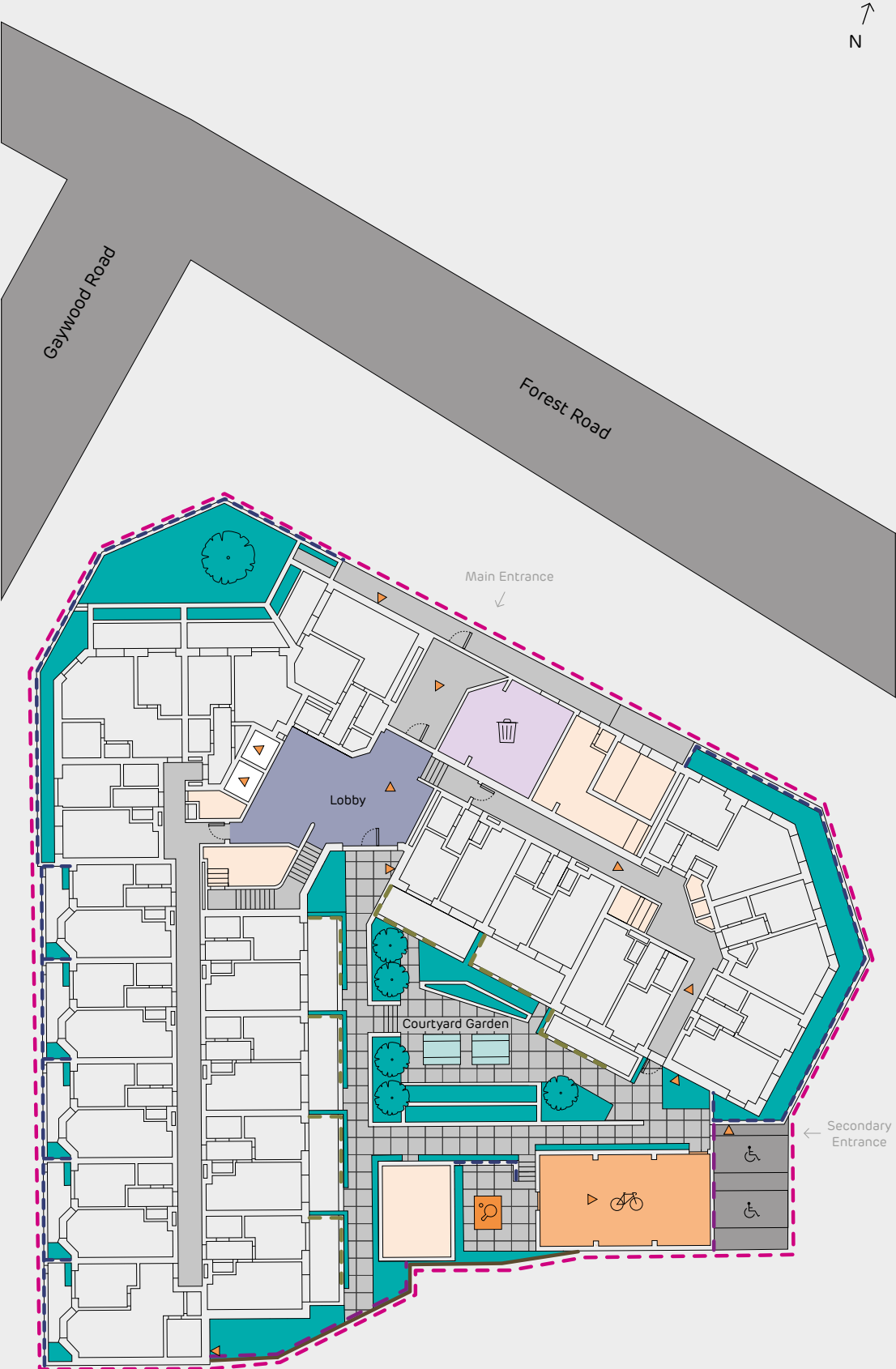
Site plan

Forest Road E17

- Road
- Communal Walkway
- Lifts
- Greenery
- Seating
- Lobby
- Bin Store
- Table Tennis Table
- Bike Store
- Plant Room
- CCTV

Boundaries

- Boundary
- 2.5–1.0m Boundary Wall
- 1.1–0.6m Railings
- 1.8m Timber Fencing
- 1.8–1.0m Climbing Plant Wire



Floorplates

Ground Floor



- | | | | | | |
|--|------------------|---|--------------------|------------|---------------|
|  | Pocket Apartment |  | Bin Store | Amenities: | Shared Garden |
|  | Private Terrace |  | Table Tennis Table | | |
|  | Communal Walkway |  | Bike Store | | |
|  | Lifts |  | Plant Room | | |
|  | Greenery |  | CCTV | | |
|  | Seating | | | | |
|  | Lobby | | | | |

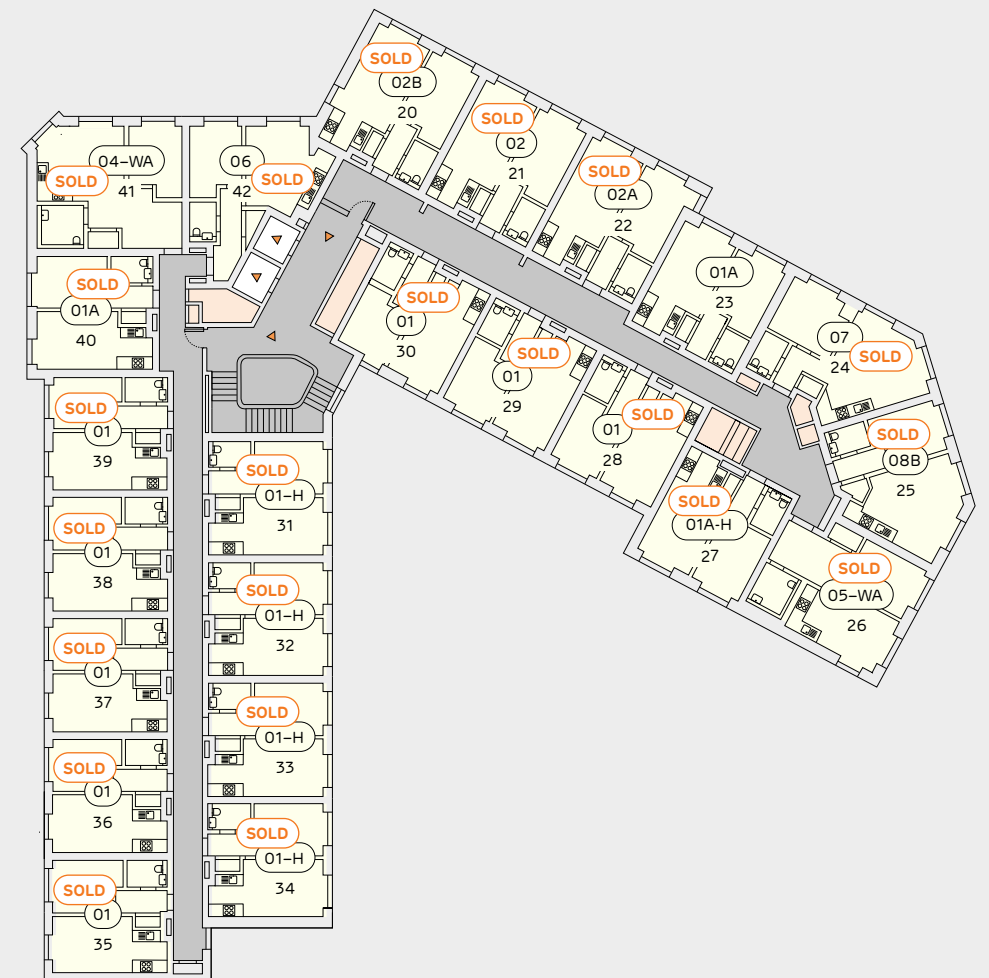


Floorplates

Floor 01



-  Pocket Apartment
-  Communal Walkway
-  Lifts
-  Plant Room
-  CCTV



Floorplates

Floor 02



- Pocket Apartment
- Communal Walkway
- Lifts
- Plant Room
- CCTV



Floorplates

Floor 03



- Pocket Apartment
- Plant Room
- Private Terrace
- Communal Walkway
- Lifts
- Greenery
- Seating
- Gravel
- CCTV
- Railing
- Amenities: Shared Terrace



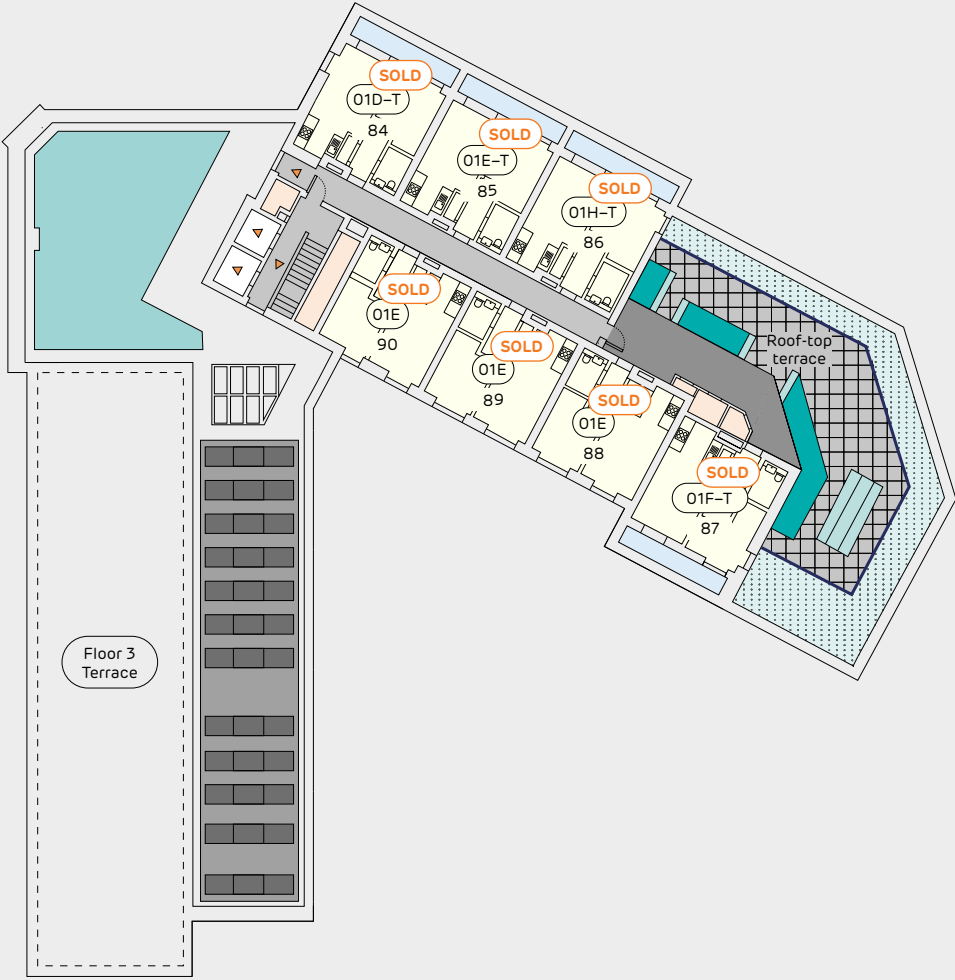
Floorplates

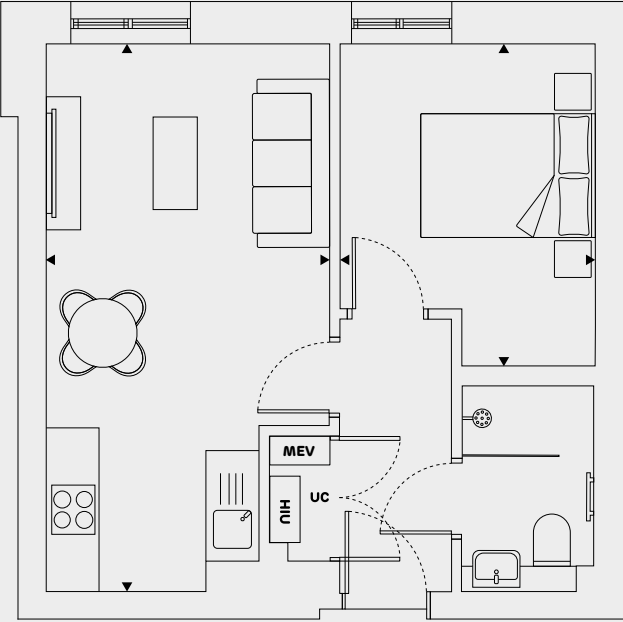
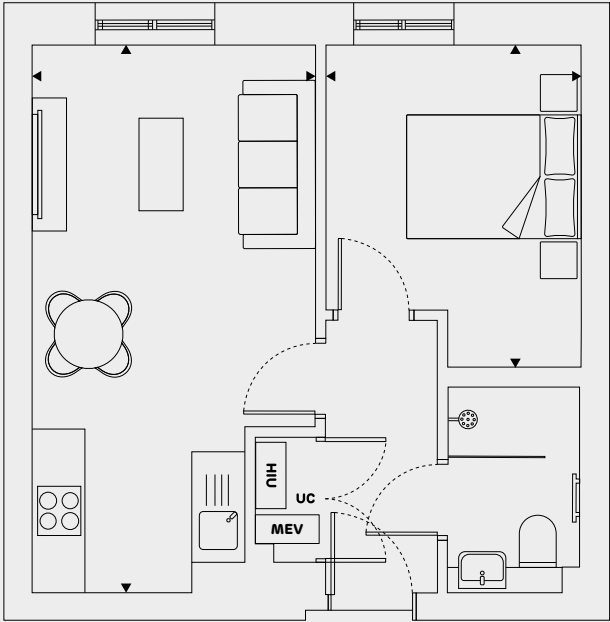
Floor 04



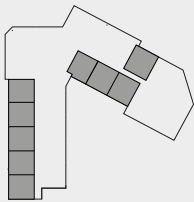
- Pocket Apartment
-
- Private Terrace

Amenities:

 Shared Terrace



Floors 01–03

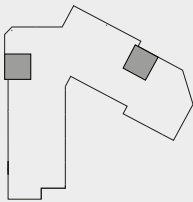


Floor:	Flat Numbers:	Gross Internal Area
01	28, 29, 30, 35*, 36*, 37*, 38*, 39*	409 sqft — 38.0 sqm
02	51, 52, 53, 58*, 59*, 60*, 61*, 62*	Living/Dining/Kitchen 10'6" x 20'4" — 3.21 x 6.20 m
03	69*, 74, 75, 76	Bedroom 9'6" x 12'0" — 2.90 x 3.65 m

*Juliet balconies

Heat Interface Unit **HIU**
Mechanical Extract Ventilation Unit **MEV**
Utility Cupboard is marked as **UC**

Ground Floor–02



Floor:	Flat Numbers:	Gross Internal Area
GF	17	418 sqft — 38.8 sqm
01	23*, 40*	Living/Dining/Kitchen 10'6" x 20'9" — 3.21 x 6.32 m
02	46*, 63*	Bedroom 9'6" x 12'5" — 2.90 x 3.77 m

For Flat 17 the sink will be flipped
and the boxing in the utility
cupboard will be slightly larger

*Juliet balconies

Heat Interface Unit **HIU**
Mechanical Extract Ventilation Unit **MEV**
Utility Cupboard is marked as **UC**

Hoping to get on the housing ladder? Take these steps:

How to book a viewing



Set up a My Pocket account
Visit pocketliving.com and click Register to create your My Pocket account.



Activate
Activate your account via the link in the email we'll send you. If it doesn't arrive, check your junk folder.



Eligibility check
To apply for a one-bedroom home at Forest Road E17, you can live or work in any London Borough as long as you don't currently own a home and earn less than £90,000 a year.



Affordability check
Complete an online affordability assessment with Censeo Financial, an Independent Financial Adviser, to check you can afford a home at Forest Road E17. [Link to Censeo Financial](#)



Once you've passed your affordability assessment, you'll be able to book a viewing at our show home via My Pocket. During the viewing, a member of the Pocket team will be on hand to answer your questions.

How to buy



If you like what you see at your viewing, visit our website, go to My Pocket and submit an Expression of Interest. You can select up to ten homes.



If we're able to offer you a Pocket home, we'll upload an offer letter into your My Pocket account. This will set out the buying process and ask you to upload various documents into your My Pocket account, pay a reservation fee, meet a mortgage adviser such as Censeo Financial and choose a solicitor. Don't worry, we'll recommend reliable people.



Once we've checked your documents, we'll put a reservation form into your My Pocket account. Sign this form and upload it into your account.



You'll now need to instruct your solicitor and we'll brief Pocket's solicitor to start work on your purchase.



With the help of your mortgage adviser, submit your full mortgage application.



Follow the process as advised by your solicitor and exchange contracts at this stage. You're now legally bound to purchase the apartment and we're legally bound to sell it to you.



When your apartment is ready and your solicitor has completed your purchase, pick up your keys, move in and celebrate being a homeowner in the borough you love.

Resales

When the time comes to move on from your Pocket home:

- You can sell your Pocket home at any stage 12 months after completion.
- You'll need to arrange a RICS valuation, which will set the maximum price at which we can resell. This market valuation will take into consideration the resale restrictions. Pocket will need to approve the RICS valuation prior to marketing.
- For the first three months of marketing your home you'll need to sell to somebody who: lives or works within the Borough of Waltham Forest, is not currently a homeowner, and whose household income is below £90,000.
- If you haven't found a buyer after three months, then the location criteria widens to people who live or work in any London borough, is not currently a homeowner, and whose household income is below £90,000.
- If after six months you haven't found an eligible buyer, you can sell your Pocket home to anyone, regardless of eligibility.
- Pocket will need to approve your buyer and to certify that the criteria have been adhered to and before exchanging contracts.

Subletting and Annual Verification Process

What happens if you really can't live in your Pocket home for a while:

- Pocket homes are designed to be lived in by the eligible people who purchase them, but we understand that occasionally – for reasons outside of your control – a Pocket homeowner might need to sublet their home.
- You can seek permission to sublet in extenuating circumstances and once you have owned your home for 12 months. You'll need to have a RICS valuation and then sublet your Pocket home for 80% of the local market rent.
- You'll need to rent to someone who: is not currently a homeowner and whose income is below £90,000.
- Pocket will check and certify your subletting every 12 months.
- Once a year, we'll ask you to complete an Annual Verification Process to show that you are still living in your Pocket home – we'll just ask you to upload proof of residency online.

Disclaimer:

- The method of construction is a traditional reinforced concrete frame structure with a blockwork and facing brick facade.
- The warranty provider is Premier Guarantee and this provides a two-year defect liability period on the individual home, and 10 years on the structure of the building (until February 2035).
- The EPC rating is a B and the council tax band is C.
- There are solar panels located on the roof which contribute to the communal electricity supply.
- A Heat Interface Unit (HIU) connected to centralised boilers and air source heat pumps delivers heating and hot water to each home; each resident will be billed according to their own controlled usage and cannot change gas suppliers. For electricity, residents can change to a different supplier of their choosing, subject to availability.
- Wiring for Sky+/Sky Q, BT telephone and BT Openreach Fibre is available, and residents will receive Hyperoptic Wi-Fi installed with a 3-month free service. Buyers can change to a different supplier of their own choosing, subject to availability.
- Mobile coverage varies by provider, for an indication of specific speeds and supply or coverage in the area, refer to the Ofcom's mobile and broadband checker.
- There are no commercial premises on site.
- Forest Road 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' permit.
- The building is managed by a managing agent, and the service charge covers the cost of running the building.
- These homes will come with 999 lease (less 3 days, from 2024) and a Residents' Management Company (RMC) will be formed once all homes are sold. It is the intention that the freehold will be transferred to the RMC upon the sale of the last home.
- The reservation fee to secure a home is £500 which is fully refundable if the reservation is cancelled within 14 days of finalisation.
- The period from reservation to completion usually takes two – three months.
- Buyers should budget approximately £4,000 – £5,000 for the costs associated with buying a home.
- This home is being sold by Pocket Living Forest Road Limited, Tower House, 10 Southampton St, WC2E 7HA.
- Images are of a typical Pocket home.

Important notice:

While these particulars and plans are prepared with all due care for the convenience of intending purchasers, the information contained herein is a preliminary guide only. Neither the vendors, nor their agents or any person in their employ has any authority to make or give representation, warranty or guarantee (whether oral or written) in respect of, or in relation to, the development of any part thereof. The computer generated images are created from plan and are indicative only of how the completed buildings will appear. Elevational treatments, doors and windows may differ from that indicated on the plan or the computer generated image. The properties are sold unfurnished. Pocket Living employs a policy of continuous improvement and it reserves the right to alter or amend the specification as necessary and without prior notice. Forest Road E17 is a marketing name only. Prices, ground rent and estimated service charges are subject to contract. Plans demonstrate the new development layout, please familiarise yourself with the local surrounding area. The kitchen, furniture layouts and dimensions on the floorplans are for guidance only. Dimensions are not intended for carpet sizes, appliance space or items of furniture. Apartment layouts shown here are for approximate measurements only. All measurements may vary within a tolerance of 5%. Please speak to your sales consultant for more details. Information accurate at time of publishing.

Pocket Living
Tower House
10 Southampton Street
London
WC2E 7HA

T 020 7291 3683
W pocketliving.com



