

[Fix Your Cycle Incentive](#): Reserve at Forest Road E17 and get yourself a brand-new e-bike, providing completion takes on or before 16 June 2025. [PLUS your Stamp Duty paid if exchange takes place on or before 09 June 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.

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

EPC rating: B

Service charge: Payable to the Managing Agent, 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 £1,932.20 pa, or £161 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.

April 2025



Forest Road E17 Waltham Forest

Price List

Remaining availability – over 60% 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 | Available |
| 9 | 0 | 01-TH | 1 | 38.1 | None | Terrace | Door to terrace | £328,000 | £172 | 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 | Available |
| 16 | 0 | 03-T | 1 | 39.6 | None | Terrace | Door to terrace | £320,000 | £178 | Available |
| 18 | 0 | 04A-TWA | 1 | 51.3 | None | Terrace | Door to terrace | £332,000 | £231 | Reserved |
| 19 | 0 | 06A-T | 1 | 41.1 | None | Terrace | Door to terrace | £316,000 | £185 | Reserved |
| 21 | 1 | 02 | 1 | 43.7 | None | None | Juliet balcony | £314,000 | £197 | Available |
| 22 | 1 | 02A | 1 | 43.6 | None | None | Juliet balcony | £318,000 | £196 | Reserved |
| 27 | 1 | 01A-H | 1 | 38.9 | None | None | Juliet balcony | £306,000 | £175 | Available |
| 29 | 1 | 01 | 1 | 38 | None | None | Window | £306,000 | £171 | Available |
| 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 | Under Offer |
| 32 | 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 | Available |
| 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 | Available |
| 39 | 1 | 01 | 1 | 38 | None | None | Juliet balcony | £306,000 | £171 | Available |
| 40 | 1 | 01A | 1 | 38.8 | None | None | Juliet balcony | £302,000 | £175 | Available |
| 45 | 2 | 02A | 1 | 43.6 | None | None | Juliet balcony | £322,000 | £196 | Reserved |
| 46 | 2 | 01A | 1 | 38.8 | None | None | Juliet balcony | £310,000 | £175 | Available |
| 50 | 2 | 01A-H | 1 | 38.9 | None | None | Juliet balcony | £310,000 | £175 | Reserved |
| 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 | Available |
| 60 | 2 | 01 | 1 | 38 | None | None | Juliet balcony | £310,000 | £171 | Available |
| 61 | 2 | 01 | 1 | 38 | None | None | Juliet balcony | £310,000 | £171 | Available |
| 62 | 2 | 01 | 1 | 38 | None | None | Juliet balcony | £310,000 | £171 | Available |
| 63 | 2 | 01A | 1 | 38.8 | None | None | Juliet balcony | £306,000 | £175 | Available |
| 65 | 2 | 06 | 1 | 42.4 | None | None | Juliet balcony | £302,000 | £191 | Available |
| 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 |