

[Fix Your Cycle Incentive](#): Reserve at Forest Road E17 and get yourself a brand-new e-bike, providing completion takes on or before 24 March 2025. **PLUS receive a one-off bonus of £1,000 if exchange takes place on or before 17 March 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.

January 2025



# Forest Road E17 Waltham Forest

## Price List

Remaining availability – over 50% 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	Available
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	Available
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	Available
24	1	07	1	45.9	None	None	Juliet balcony	£314,000	£206	Reserved
26	1	05-WA	1	48	None	None	Juliet balcony	£314,000	£216	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
32	1	01-H	1	38.1	None	None	Window	£306,000	£172	Available
34	1	01-H	1	38.1	None	None	Window	£306,000	£172	Available
38	1	01	1	38	None	None	Juliet balcony	£306,000	£171	Available
45	2	02A	1	43.6	None	None	Juliet balcony	£322,000	£196	Available
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	Available
53	2	01	1	38	None	None	Window	£310,000	£171	Available
56	2	01-H	1	38.1	None	None	Window	£310,000	£172	Reserved
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
68	3	02A	1	43.6	None	None	Juliet balcony	£326,000	£196	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
83	3	06B	1	41.7	None	None	Juliet balcony	£306,000	£188	Available

\*Priority for these homes will be for anybody who has a Blue Badge or requires a wheelchair accessible home