Key information

Incentives: Get your first time buyer Stamp Duty paid if completion takes place with 7 weeks of legal pack issue.

The Everything and Essentials IKEA furniture packs are available to – please ask the sales consultant for more details.

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 £2,121.74 per annum, or £177 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 are 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.

Building Warranty: 10-year Premier Guarantee (until February 2035)

Forest Road E17 is complete and ready to move in now.

October 2026

Forest Road E17

Waltham Forest

Price List

Door No	Floor	Floorplan type	Total Bedrooms	Area (sqm)	Car parking	Outside space	Window type	Discounted purchase price	Service Charge Mar 2026 - Mar 2027	Status
4	0	01B	1	39.6	None	None	Window	£302,000	£185	Reserved
53	2	01	1	38	None	None	Window	£310,000	£177	Reserved