

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.

December 2024



Forest Road E17 Waltham Forest

Sample Price List

Remaining availability – now 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
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
18	0	04A-TWA	1	51.3	None	Terrace	Door to terrace	£332,000	£231	Available
26	1	05-WA	1	48	None	None	Juliet balcony	£314,000	£216	Available
27	1	01A-H	1	38.9	None	None	Juliet balcony	£306,000	£175	Available
40	1	01A	1	38.8	None	None	Juliet balcony	£302,000	£175	Available
56	2	01-H	1	38.1	None	None	Window	£310,000	£172	Available
74	3	01	1	38	None	None	Window	£314,000	£171	Available

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