

# 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.

CGI is indicative and for illustrative purposes only



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W [pocketliving.com](https://pocketliving.com)





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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.

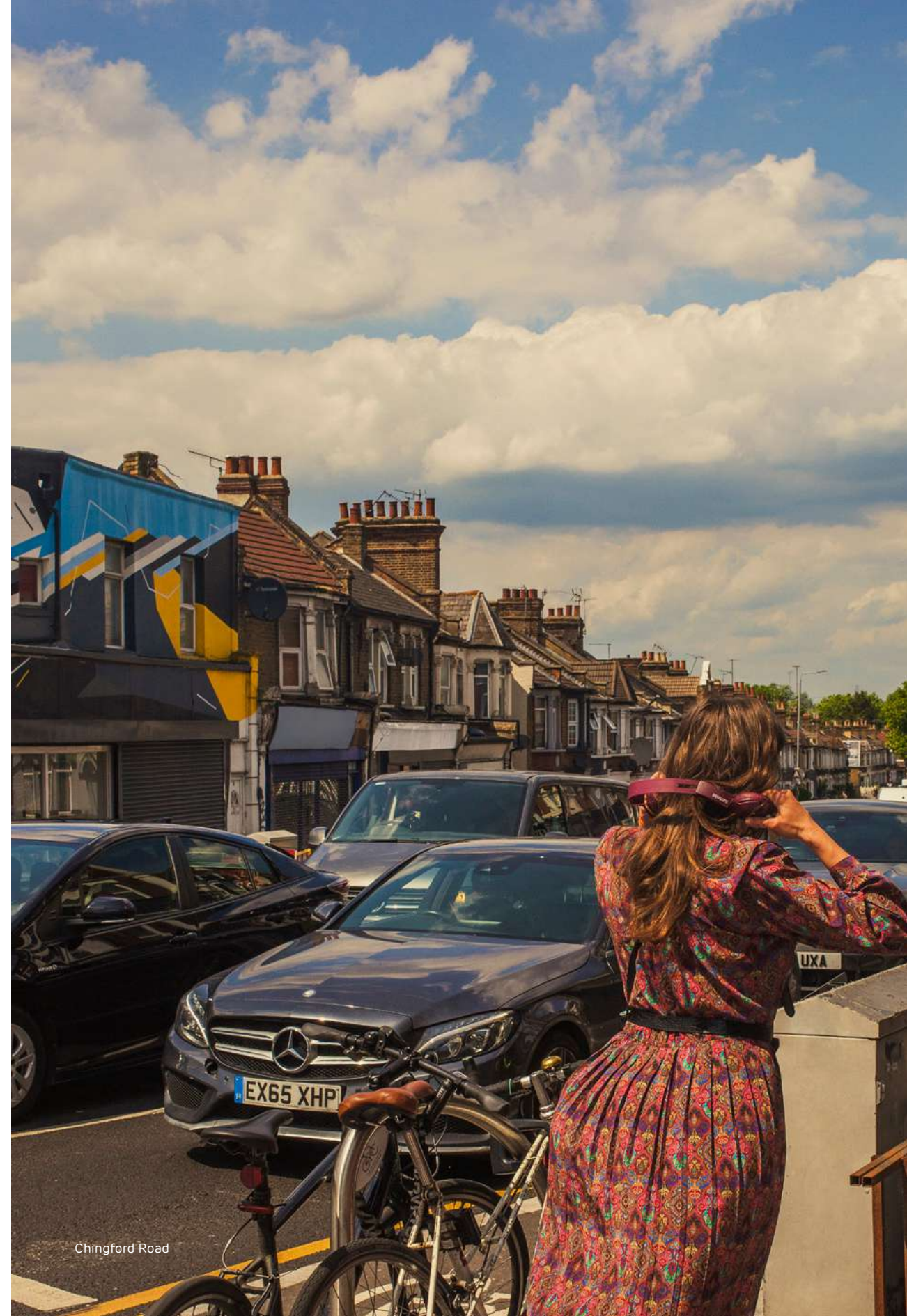
The design of our developments also fosters a reassuring sense of community spirit. At Forest Road E17, residents can meet for a coffee or weekend drinks on the landscaped rooftop gardens, where shared allotment beds are on hand to grow fruit and veg, or use the space for morning sun salutations. The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

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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





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**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.







#### 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





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### 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 dishes to organic sourdough pizza.

Gods Own Junkyard







Garden at William Morris Gallery

### 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.



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

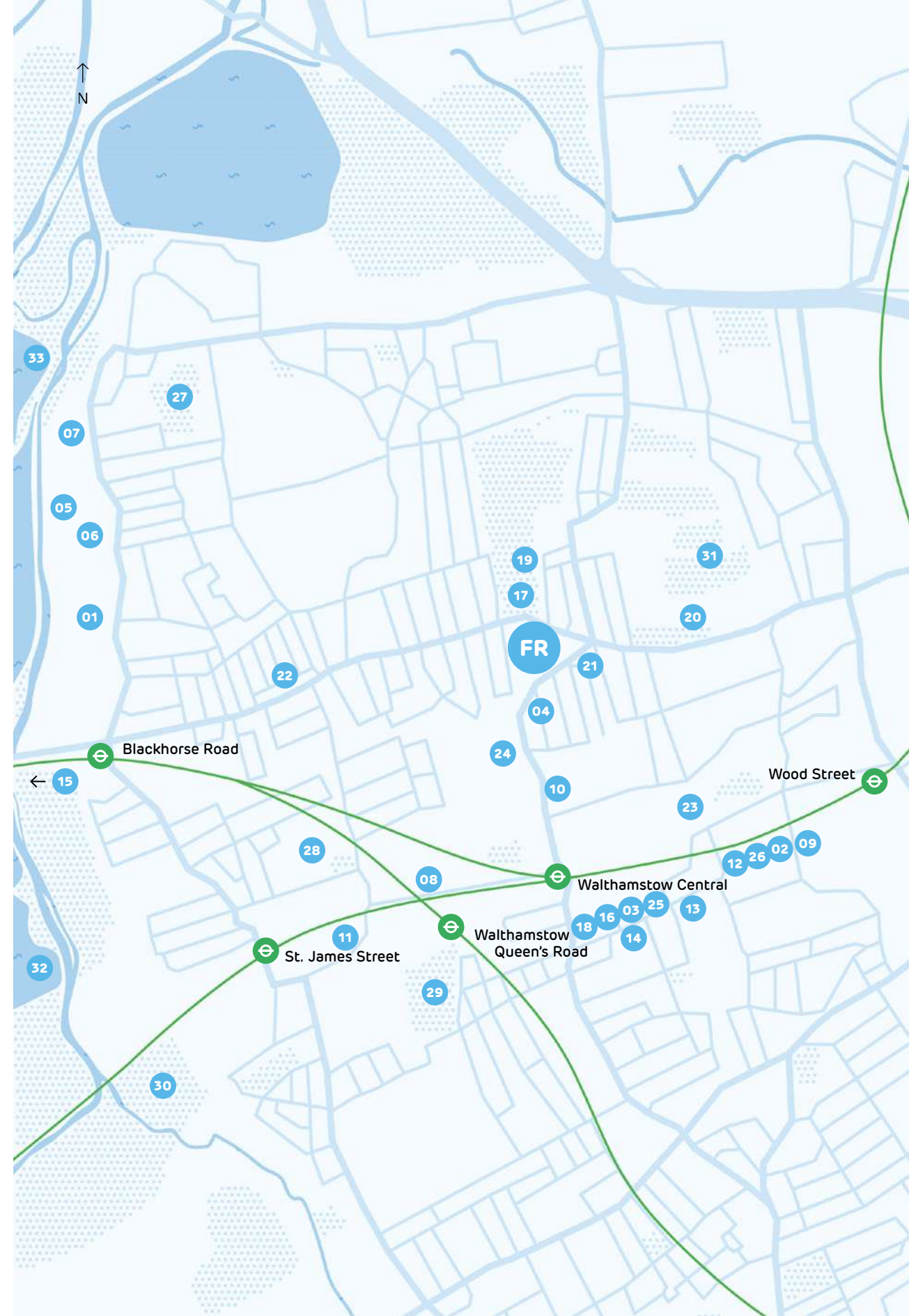
Orford House .....	18
William Morris Gallery .....	19
Fellowship Square & Fountain .....	20
One Hoe Street .....	21
Kali Temple .....	22
St Mary's Church Walthamstow .....	23
East of Eden .....	24
Walthamstow Village Square .....	25
God's Own Junkyard .....	26

### Parks / Greenspaces

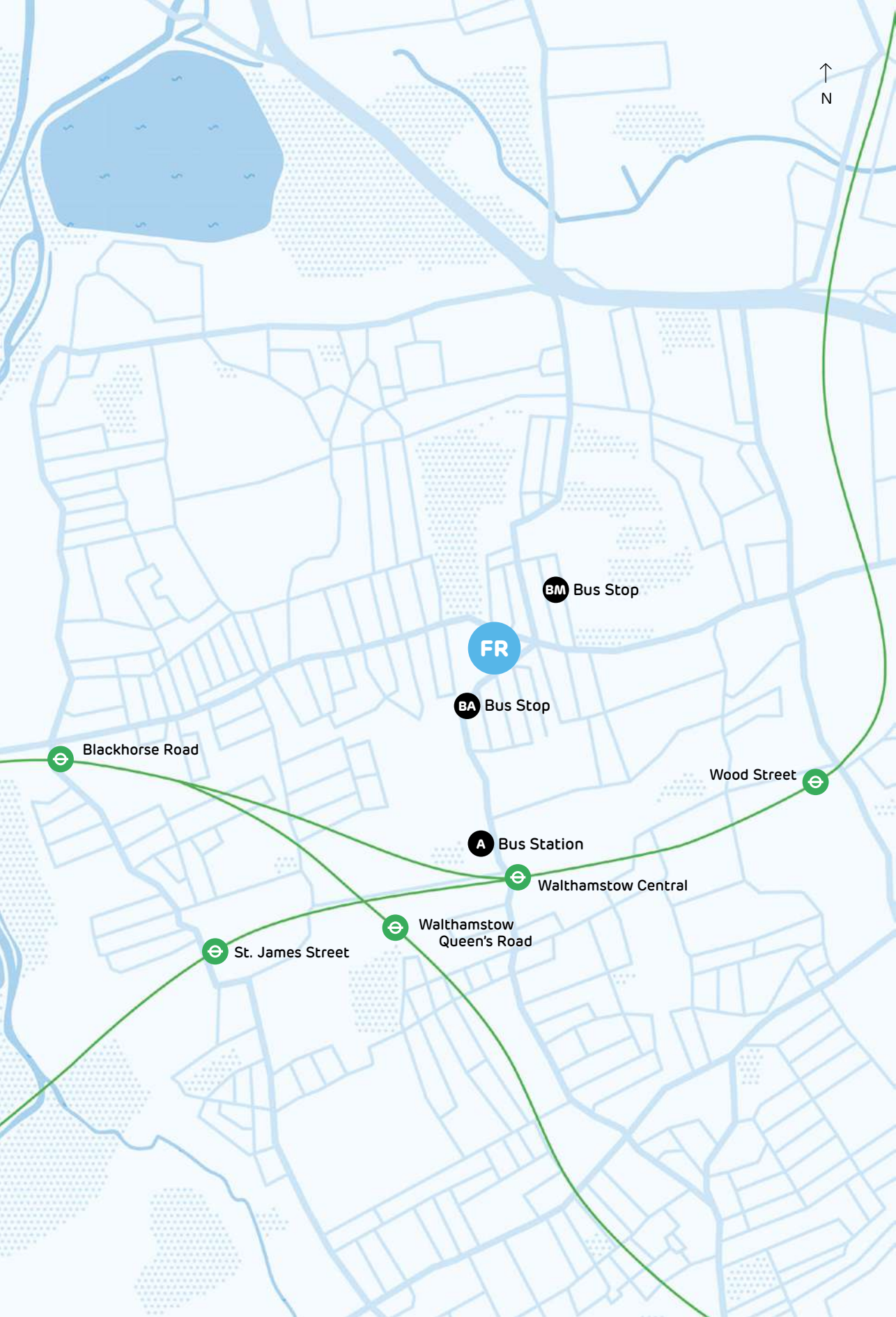
Higham Hill Park .....	27
Stoneydown Park .....	28
Walthamstow Cemetery .....	29
St James Park .....	30
Chestnut Fields .....	31
Walthamstow Wetlands .....	32
Lockwood Reservoir .....	33

### 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.







<b>Underground – Victoria line</b>	<b>Travel time*</b>
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

<b>Overground</b>	<b>Travel time*</b>
Walthamstow Central .....	12 min walk
– Liverpool Street Station .....	19 min train
– Hackney Downs .....	23 min train

<b>Buses</b>	<b>Travel time*</b>
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.







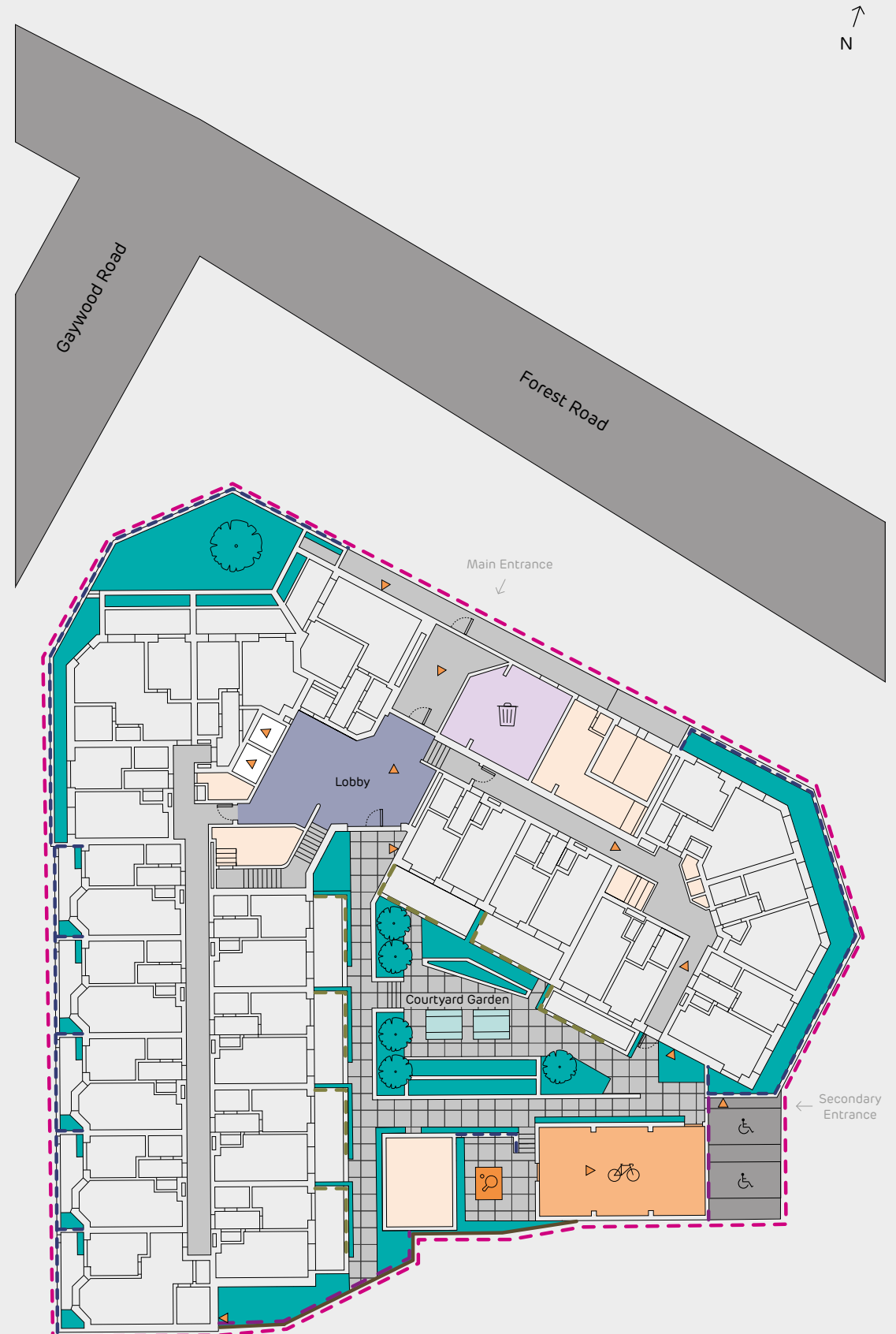
**Site plan**

**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



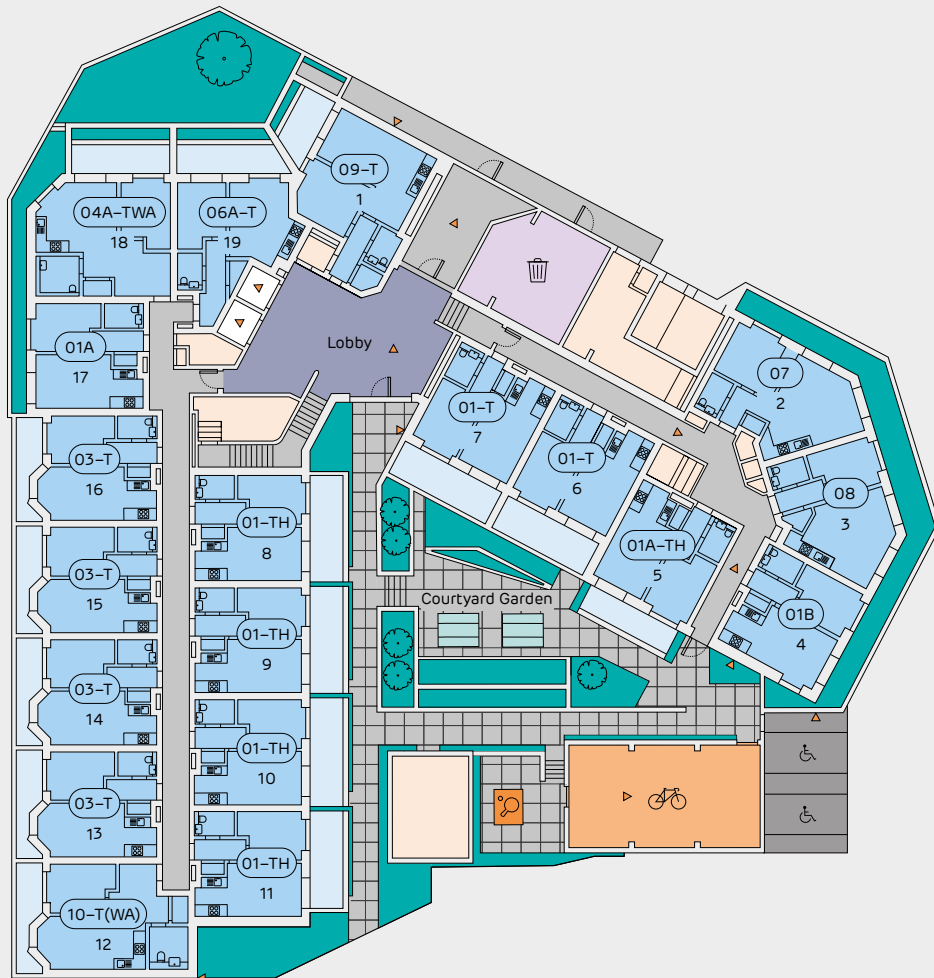


**Floorplates**

**Ground Floor**



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

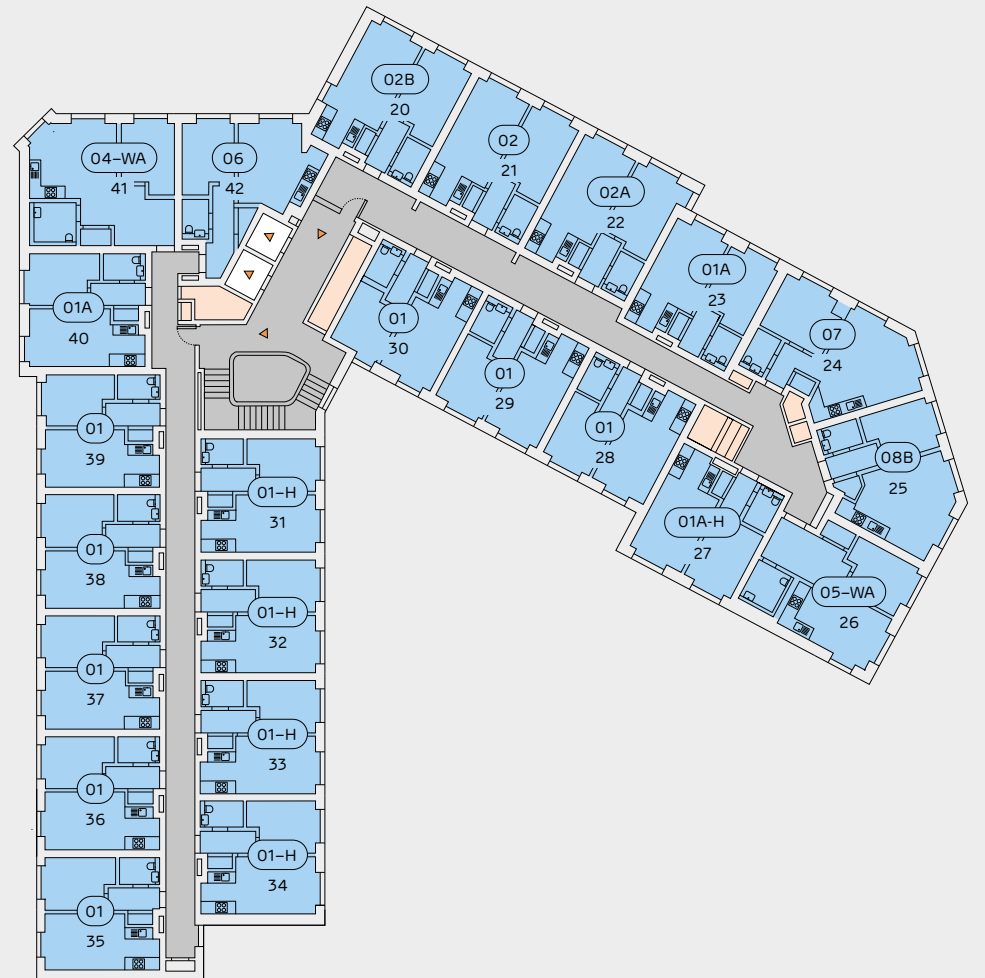


**Floorplates**

**Floor 01**



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





Floorplates

Floor 02



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

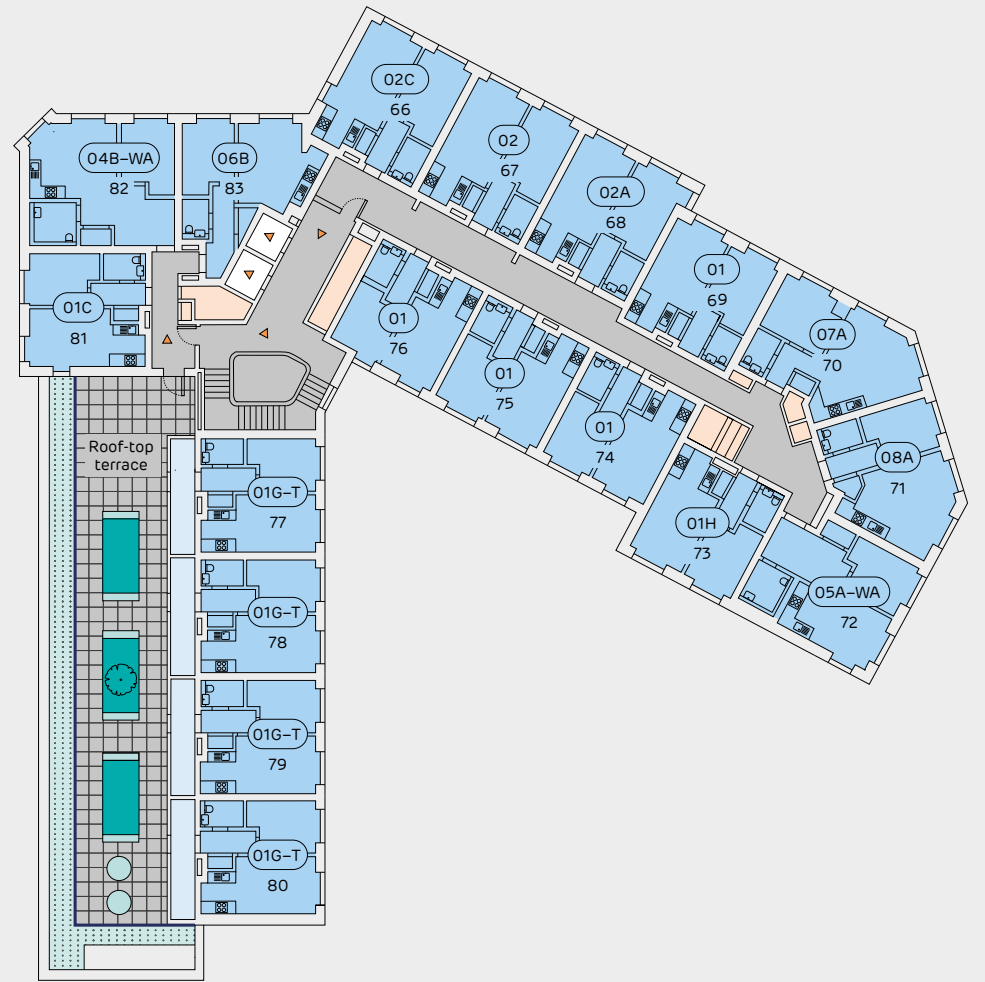


Floorplates

Floor 03



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



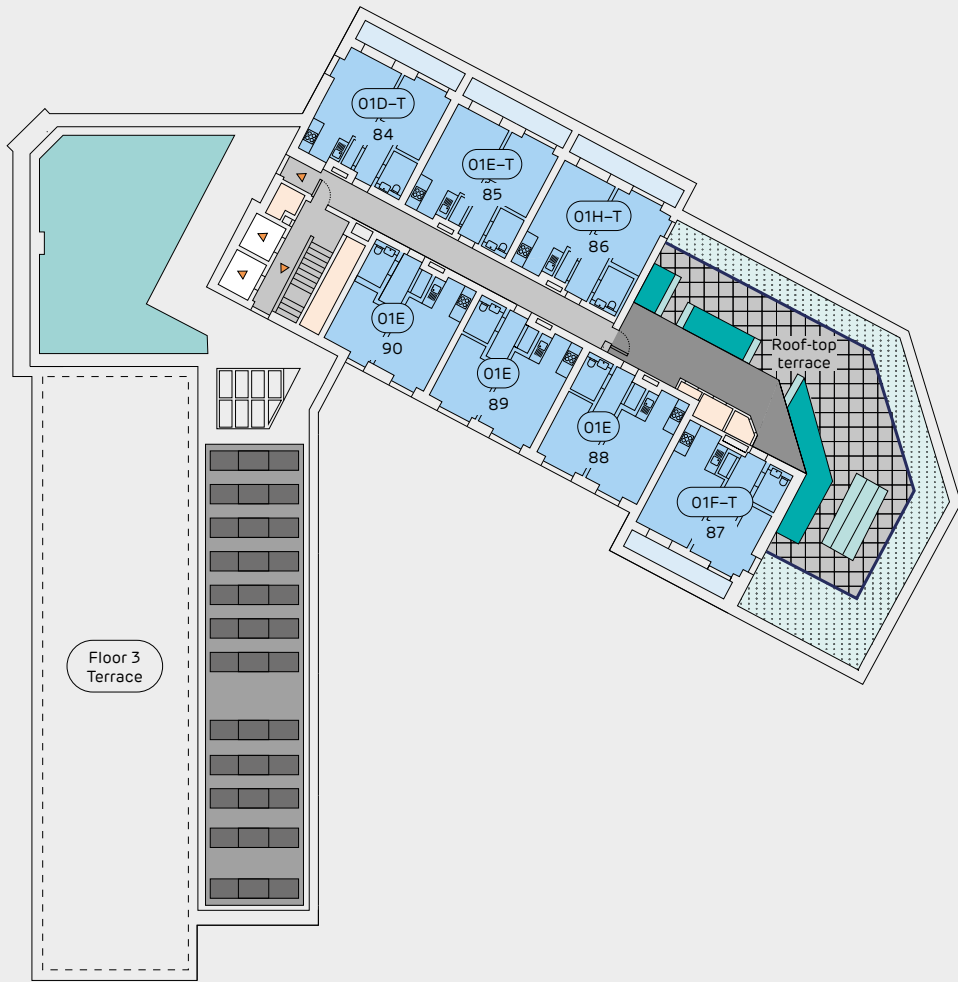


**Floorplates**

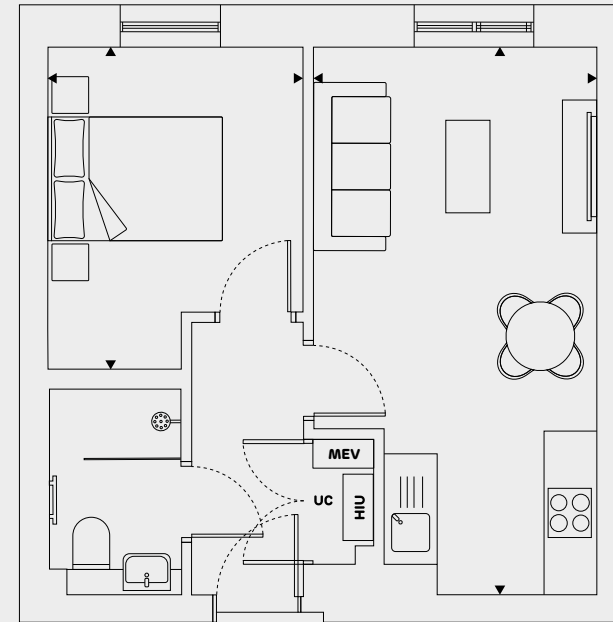
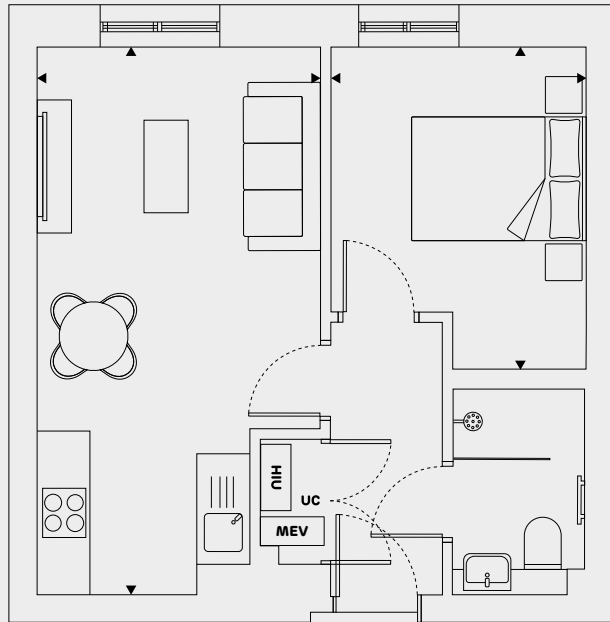
**Floor 04**



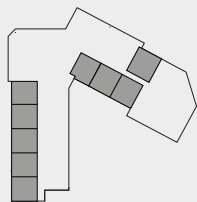
- |                  |            |            |                |
|------------------|------------|------------|----------------|
| Pocket Apartment | Greenery   | Amenities: | Shared Terrace |
| Private Terrace  | Green Roof |            |                |
| Solar Panels     | Seating    |            |                |
| Covered Walkway  | Gravel     |            |                |
| Brown Roof       | Plant Room |            |                |
| Communal Walkway | CCTV       |            |                |
| Lifts            | Railing    |            |                |







Floors 01-03



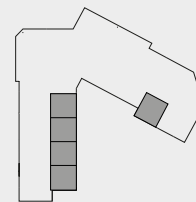
Floor:	Flat Numbers:
01	28, 29, 30, 35*, 36*, 37*, 38*, 39*
02	51, 52, 53, 58*, 59*, 60*, 61*, 62*
03	69*, 74, 75, 76

\*Juliet balconies

Gross Internal Area
409 sqft — 38.0 sqm
Living/Dining/Kitchen
10'6" x 20'4" — 3.21 x 6.20 m
Bedroom
9'6" x 12'0" — 2.90 x 3.65 m

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

Floors 01-03



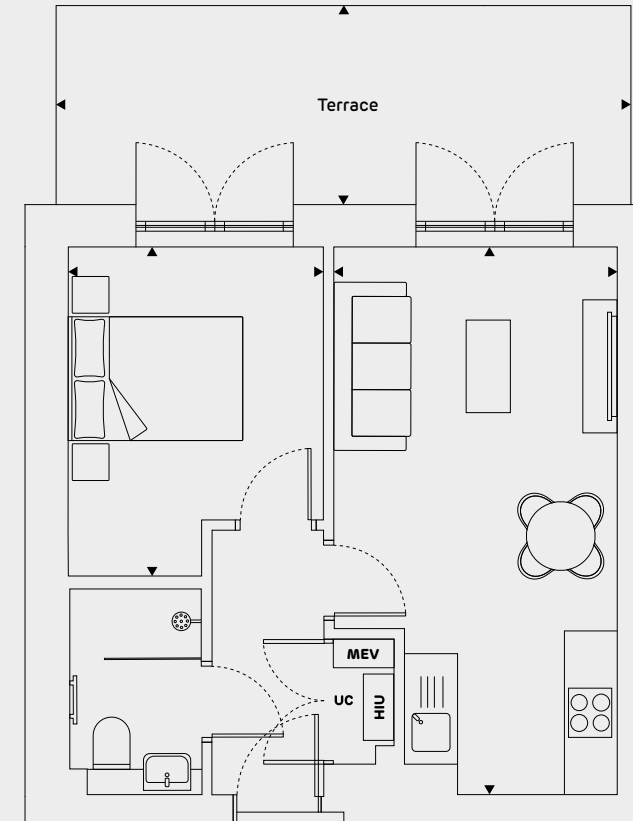
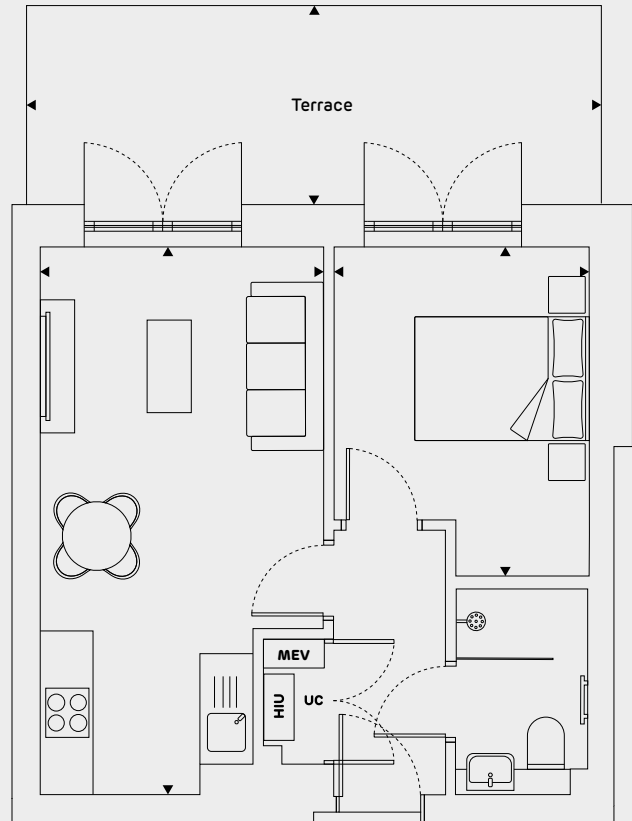
Floor:	Flat Numbers:
01	31, 32, 33, 34
02	54, 55, 56, 57
03	73*

\*Juliet balcony

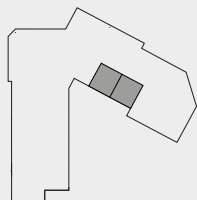
Gross Internal Area
410 sqft — 38.1 sqm
Living/Dining/Kitchen
10'7" x 20'5" — 3.21 x 6.22 m
Bedroom
9'6" x 12'1" — 2.90 x 3.67 m

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





Ground Floor



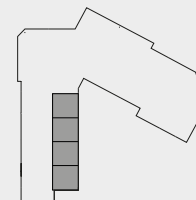
Floor: GF  
Flat Numbers: 06, 07

Gross Internal Area  
409 sqft — 38.0 sqm  
Living/Dining/Kitchen  
10'6" x 20'4" — 3.19 x 6.20 m  
Bedroom  
9'6" x 12'4" — 2.90 x 3.75 m  
Terrace  
21'4" x 7'5" — 6.50 x 2.25 m

**Terrace Finishes**  
Large-format concrete pavers in a sleek grey finish with a 1m wire fence and climbing plants

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

Ground Floor



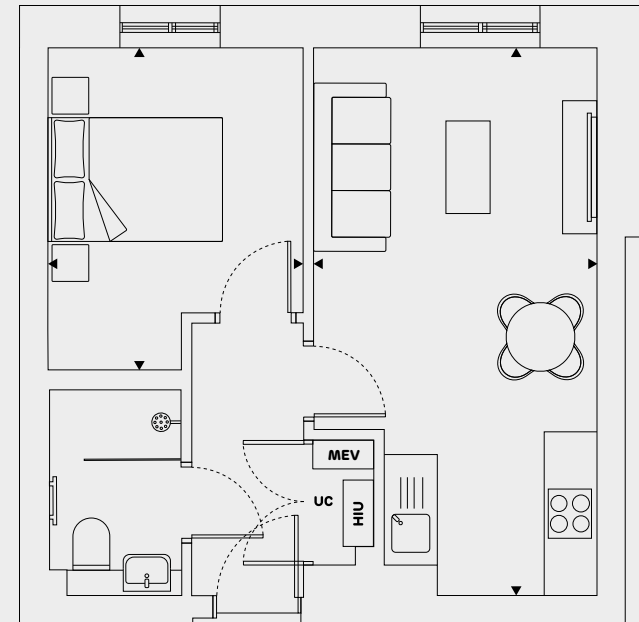
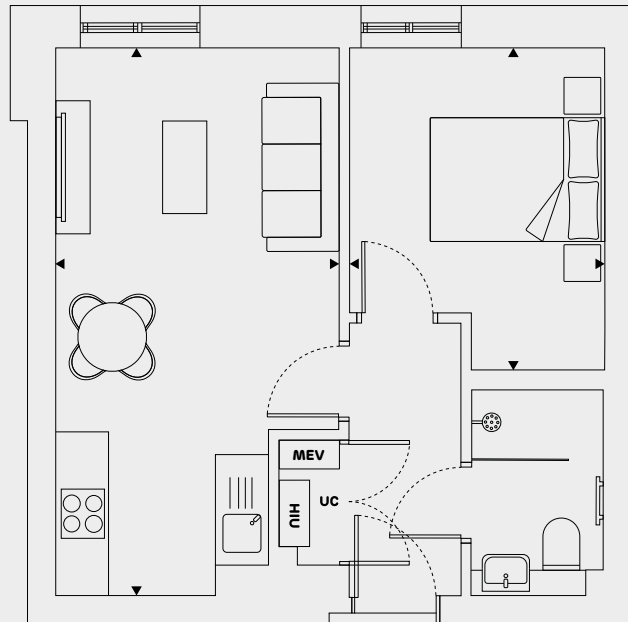
Floor: GF  
Flat Numbers: 08, 09, 10, 11

Gross Internal Area  
411 sqft — 38.1 sqm  
Living/Dining/Kitchen  
10'6" x 20'5" — 3.21 x 6.22 m  
Bedroom  
9'6" x 12'4" — 2.90 x 3.77 m  
Terrace  
21'5" x 5'10" — 6.53 x 1.79 m

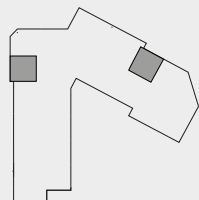
**Terrace Finishes**  
Large-format concrete pavers in a sleek grey finish with a 1m wire fence and climbing plants

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





Ground Floor-02



Floor:	Flat Numbers:
GF	17
01	23*, 40*
02	46*, 63*

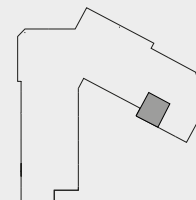
For Flat 17 the sink will be flipped and the boxing in the utility cupboard will be slightly larger

\*Juliet balconies

Gross Internal Area
418 sqft — 38.8 sqm
Living/Dining/Kitchen 10'6" x 20'9" — 3.21 x 6.32 m
Bedroom 9'6" x 12'5" — 2.90 x 3.77 m

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

Floors 01-02



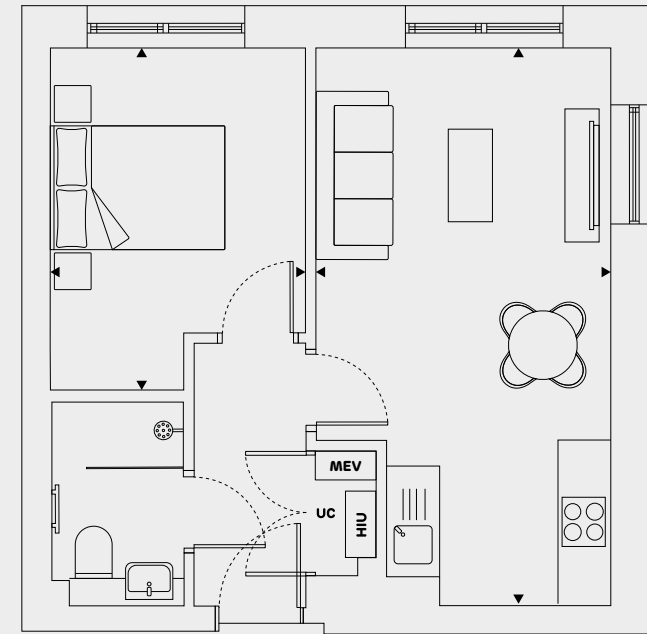
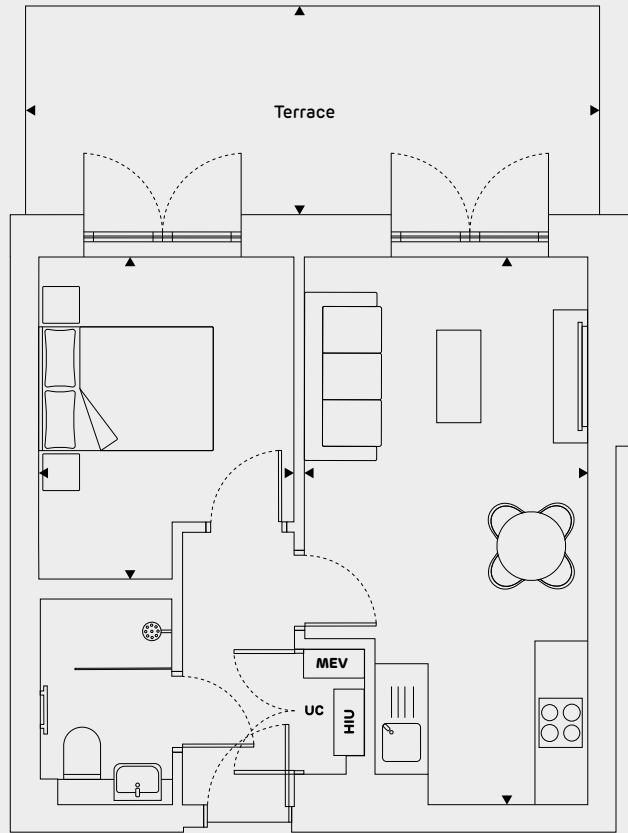
Floor:	Flat Numbers:
01	27*
02	50*

\*Juliet balconies

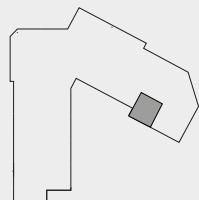
Gross Internal Area
419 sqft — 38.9 sqm
Living/Dining/Kitchen 10'7" x 20'10" — 3.22 x 6.34 m
Bedroom 9'6" x 12'5" — 2.90 x 3.80 m

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





Ground Floor



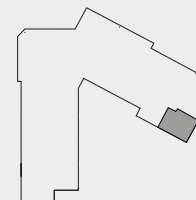
Floor: GF  
Flat Numbers: 05

Gross Internal Area  
418 sqft — 38.8 sqm  
Living/Dining/Kitchen  
10'7" x 20'10" — 3.22 x 6.34 m  
Bedroom  
9'6" x 12'9" — 2.90 x 3.89 m  
Terrace  
21'4" x 7'5" — 6.50 x 2.25 m

**Terrace Finishes**  
Large-format concrete pavers in a sleek grey finish with a 1m wire fence and climbing plants

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

Ground Floor

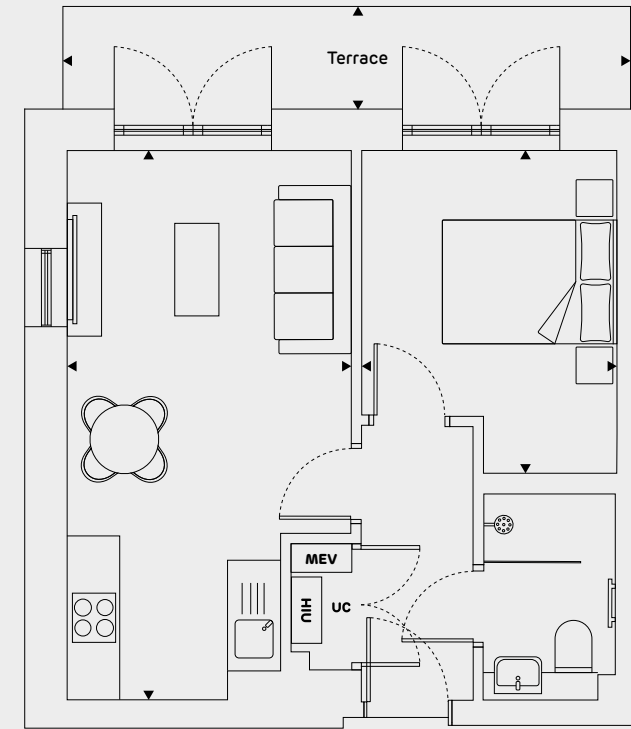
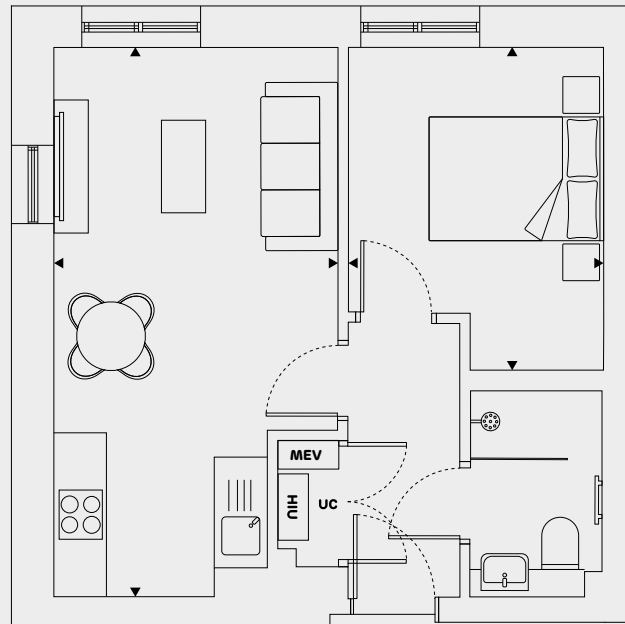


Floor: GF  
Flat Numbers: 04

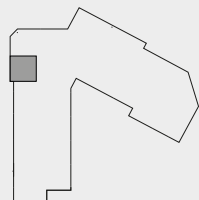
Gross Internal Area  
426 sqft — 39.6 sqm  
Living/Dining/Kitchen  
11'0" x 20'9" — 3.34 x 6.33 m  
Bedroom  
9'6" x 12'9" — 2.90 x 3.88 m

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





Floor 03

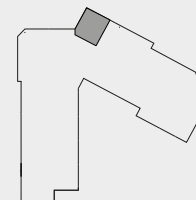


Floor: 03 Flat Numbers: 81\*  
 \*Juliet balcony

Gross Internal Area  
 410 sqft — 38.1 sqm  
 Living/Dining/Kitchen  
 10'6" x 20'5" — 3.21 x 6.21 m  
 Bedroom  
 9'6" x 12'0" — 2.90 x 3.66 m

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

Floor 04



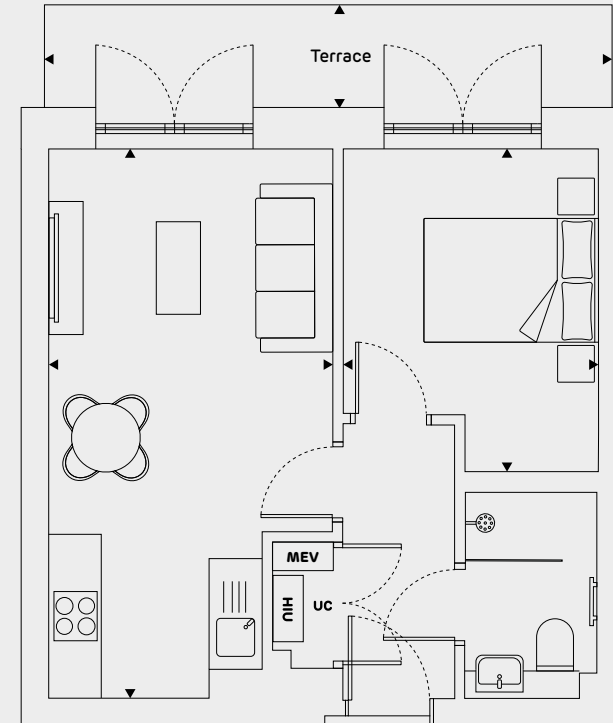
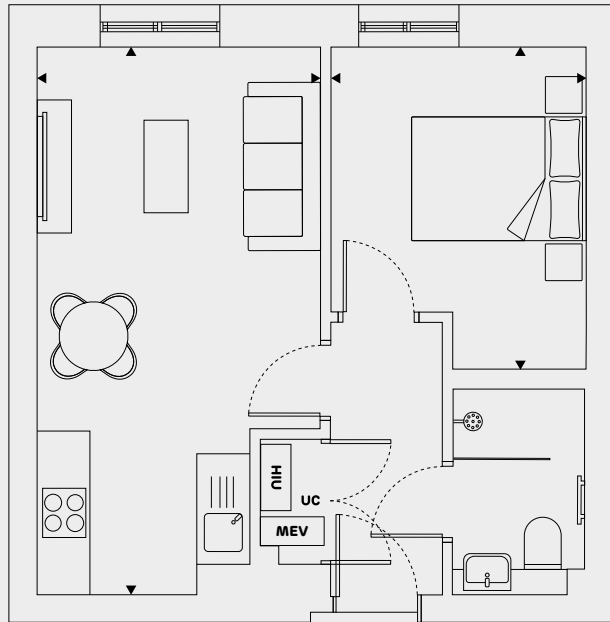
Floor: 04 Flat Numbers: 84

Gross Internal Area  
 414 sqft — 38.5 sqm  
 Living/Dining/Kitchen  
 10'7" x 20'5" — 3.22 x 6.22 m  
 Bedroom  
 9'6" x 12'1" — 2.90 x 3.67 m  
 Terrace  
 20'8" x 3'4" — 6.31 x 1.03 m

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

**Terrace Finish**  
 Large-format concrete pavers in a sleek grey finish with 1.1m metal railings and a 1.8m solid metal panel divider to neighbouring terrace

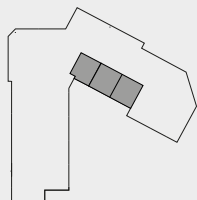




Floor 04

Floor: 04  
Flat Numbers: 88, 89, 90

Gross Internal Area  
409 sqft — 38 sqm  
Living/Dining/Kitchen  
10'7" x 20'5" — 3.22 x 6.21 m  
Bedroom  
9'6" x 12'0" — 2.90 x 3.66 m

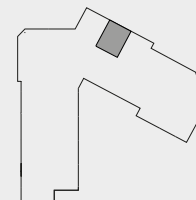


Heat Interface Unit **HIU**  
Mechanical Extract Ventilation Unit **MEV**  
Utility Cupboard is marked as **UC**

Floor 04

Floor: 04  
Flat Numbers: 85

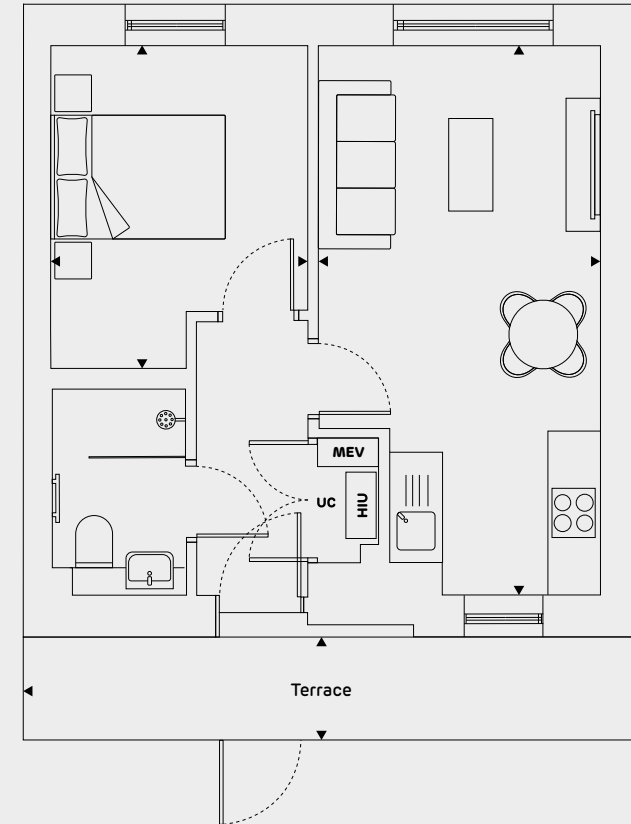
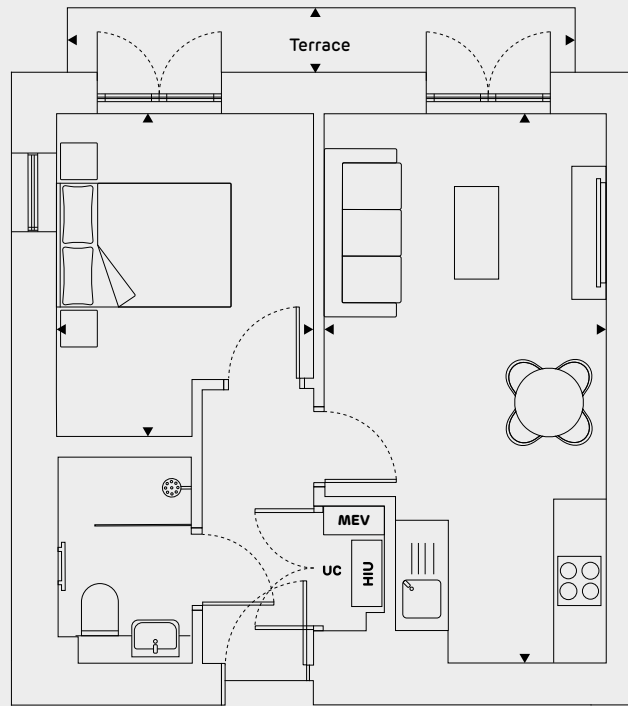
Gross Internal Area  
412 sqft — 38.3 sqm  
Living/Dining/Kitchen  
10'7" x 20'5" — 3.21 x 6.22 m  
Bedroom  
9'6" x 12'1" — 2.90 x 3.68 m  
Terrace  
21'5" x 3'4" — 6.52 x 1.03 m



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

**Terrace Finishes**  
Large-format concrete pavers in a sleek grey finish with 1.1m metal railings and a 1.8m solid metal panel divider to neighbouring terrace





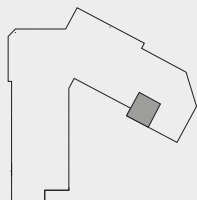
Floor 04

Floor: 04  
Flat Numbers: 87

Gross Internal Area  
412 sqft — 38.3 sqm  
Living/Dining/Kitchen  
10'7" x 20'5" — 3.23 x 6.22 m  
Bedroom  
9'7" x 12'0" — 2.93 x 3.65 m  
Terrace  
18'10" x 2'5" — 5.74 x 0.73 m

**Terrace Finishes**  
Large-format concrete pavers in a sleek grey finish with a 1.1m metal railing

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



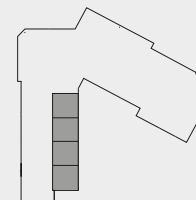
Floor 03

Floor: 03  
Flat Numbers: 77, 78, 79, 80

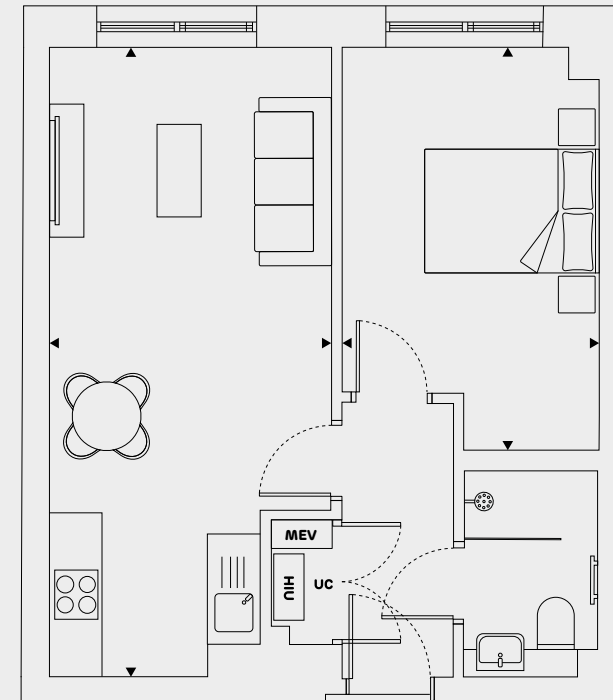
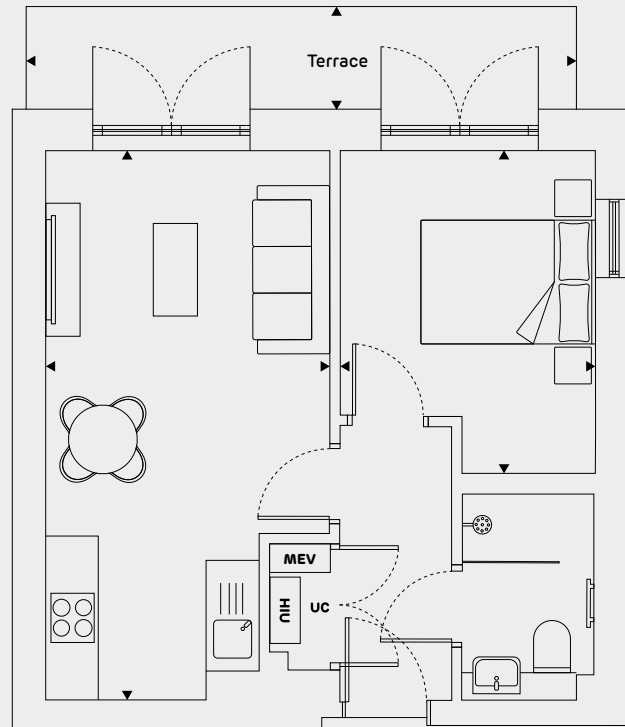
Gross Internal Area  
411 sqft — 38.1 sqm  
Living/Dining/Kitchen  
10'6" x 20'6" — 3.22 x 6.25 m  
Bedroom  
9'6" x 12'0" — 2.90 x 3.67 m  
Terrace  
21'3" x 4'5" — 6.47 x 1.34 m

**Terrace Finishes**  
Large-format concrete pavers in a sleek grey finish with a 1.1m metal railing and gate

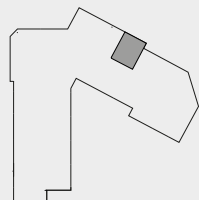
Heat Interface Unit **HIU**  
Mechanical Extract Ventilation Unit **MEV**  
Utility Cupboard is marked as **UC**







Floor 04



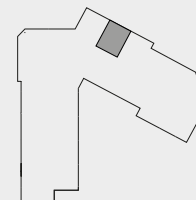
Floor: 04  
Flat Numbers: 86

Gross Internal Area  
414 sqft — 38.5 sqm  
Living/Dining/Kitchen  
10'10" x 20'6" — 3.29 x 6.25 m  
Bedroom  
9'6" x 12'0" — 2.90 x 3.67 m  
Terrace  
20'4" x 3'4" — 6.20 x 1.03 m

**Terrace Finishes**  
Large-format concrete pavers in a sleek grey finish with 1.1m metal railings and a 1.8m solid metal panel divider to neighbouring terrace

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

Floors 01-03

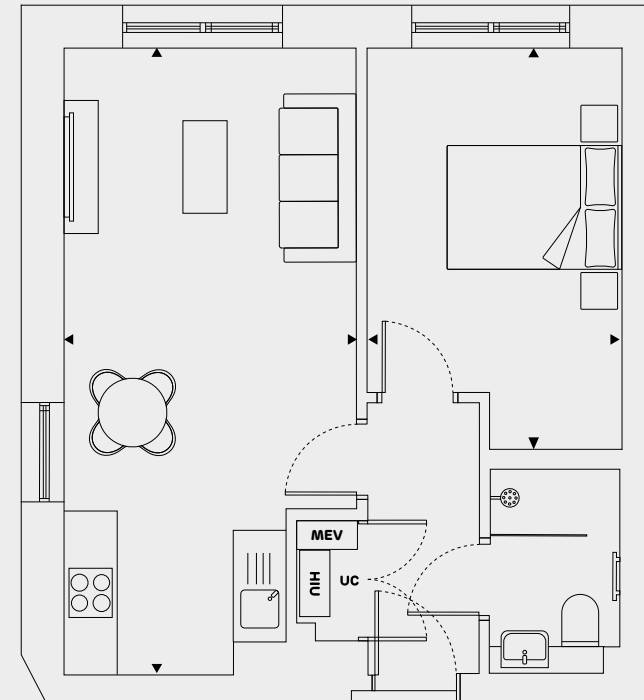
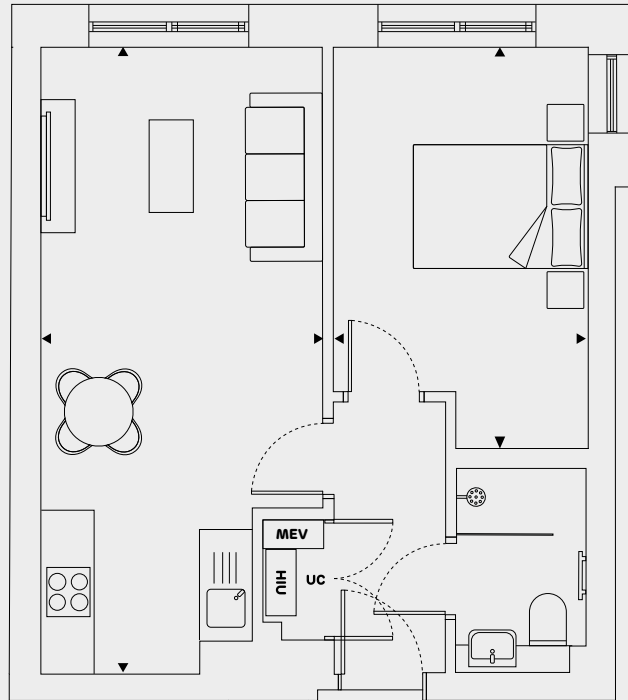


Floor: 01, 02, 03  
Flat Numbers: 21\*, 44\*, 67\*  
\*Juliet balconies

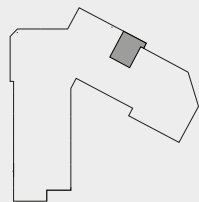
Gross Internal Area  
471 sqft — 43.7 sqm  
Living/Dining/Kitchen  
10'7" x 23'4" — 3.21 x 7.11 m  
Bedroom  
9'6" x 15'0" — 2.90 x 4.56 m

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





Floors 01-03



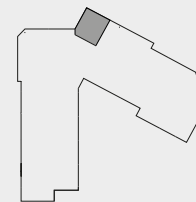
Floor:	Flat Numbers:
01	22*
02	45*
03	68*

\*Juliet balconies

Gross Internal Area
469 sqft — 43.6 sqm
Living/Dining/Kitchen
10'6" x 23'4" — 3.20 x 7.11 m
Bedroom
9'7" x 15'0" — 2.91 x 4.56 m

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

Floors 01-02



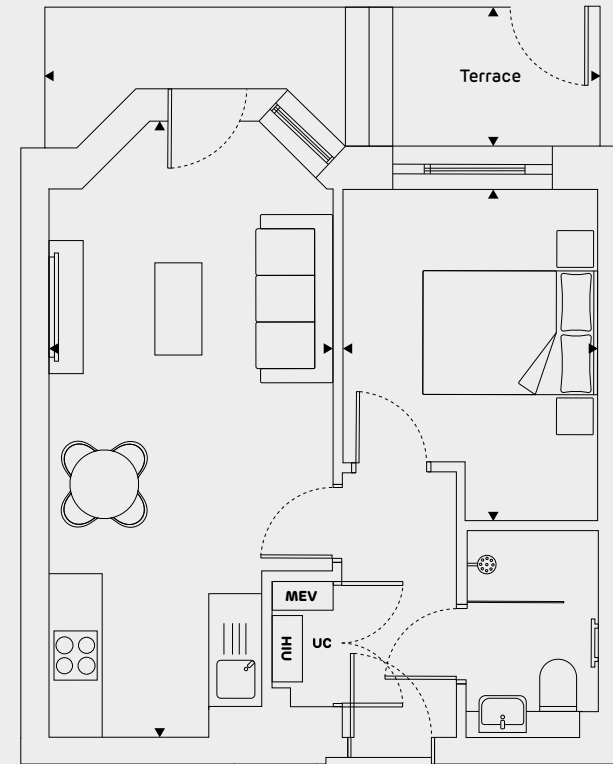
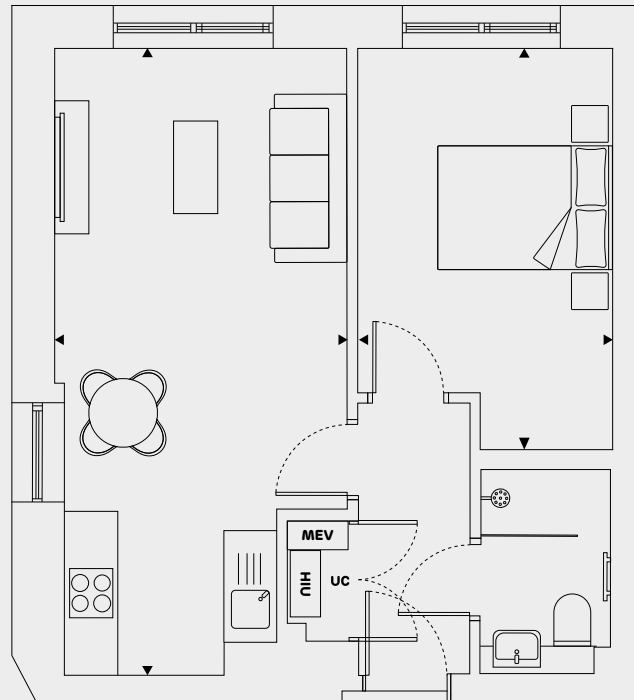
Floor:	Flat Numbers:
01	20*
02	43*

\*Juliet balconies

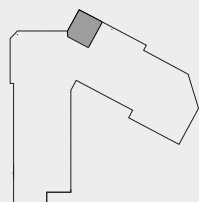
Gross Internal Area
480 sqft — 44.6 sqm
Living/Dining/Kitchen
10'11" x 23'4" — 3.34 x 7.11 m
Bedroom
9'6" x 15'0" — 2.89 x 4.56 m

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





Floor 03

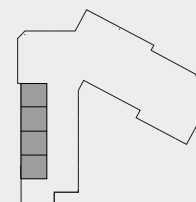


Floor: 03 Flat Numbers: 66\*  
 \*Juliet balcony

Gross Internal Area  
 477 sqft — 44.3 sqm  
 Living/Dining/Kitchen  
 10'11" x 23'4" — 3.33 x 7.11 m  
 Bedroom  
 9'6" x 15'0" — 2.90 x 4.56 m

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

Ground Floor



Floor: GF Flat Numbers: 13, 14, 15, 16

Terraces to flats 14, 15 and 16 have a few steps due to level changes, ask a sales consultant for more details

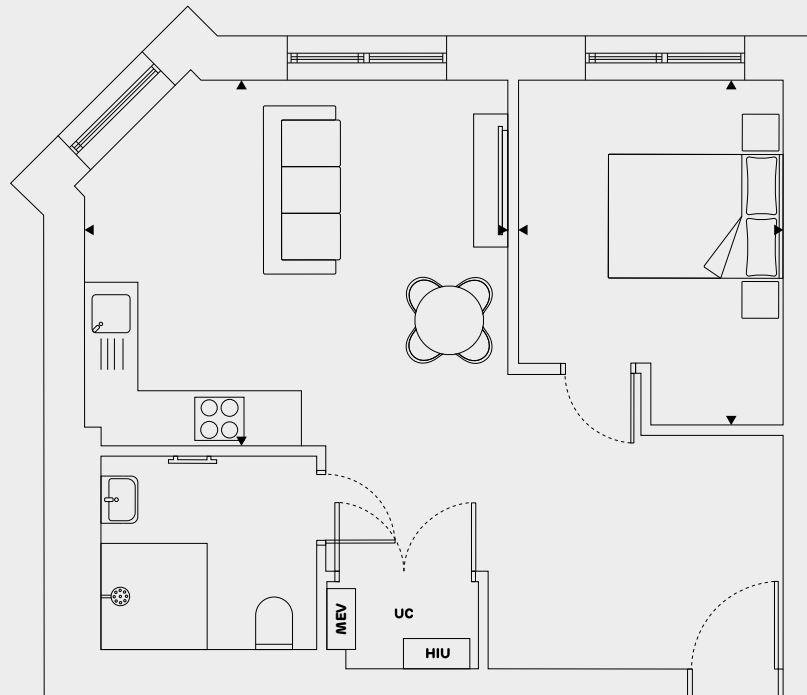
Gross Internal Area  
 426 sqft — 39.6 sqm  
 Living/Dining/Kitchen  
 10'7" x 23'9" — 3.22 x 7.25 m  
 Bedroom  
 9'6" x 12'4" — 2.90 x 3.76 m  
 Terrace  
 20'8" x 5'2" — 6.31 x 1.58 m

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

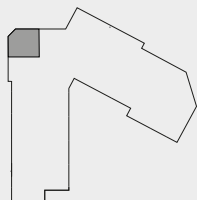
**Terrace Finishes**  
 Large-format concrete pavers in a sleek grey finish with a brick plinth and 1m metal railings and gate

Floorplans

Flat Type 04 (WA)



Floors 01-02



Floor: Flat Numbers:

01 41\*

02 64\*

\*Juliet balconies

Gross Internal Area

562 sqft — 52.2 sqm

Living/Dining/Kitchen

15'9" x 13'8" — 4.80 x 4.15 m

Bedroom

9'10" x 12'10" — 3.00 x 3.92 m

Heat Interface Unit **HIU**

Mechanical Extract Ventilation Unit **MEV**

Utility Cupboard is marked as **UC**



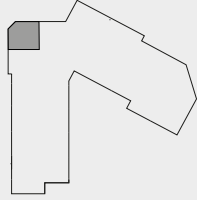


**Floorplans**

Flat Type 04A-T(WA)



**Ground Floor**



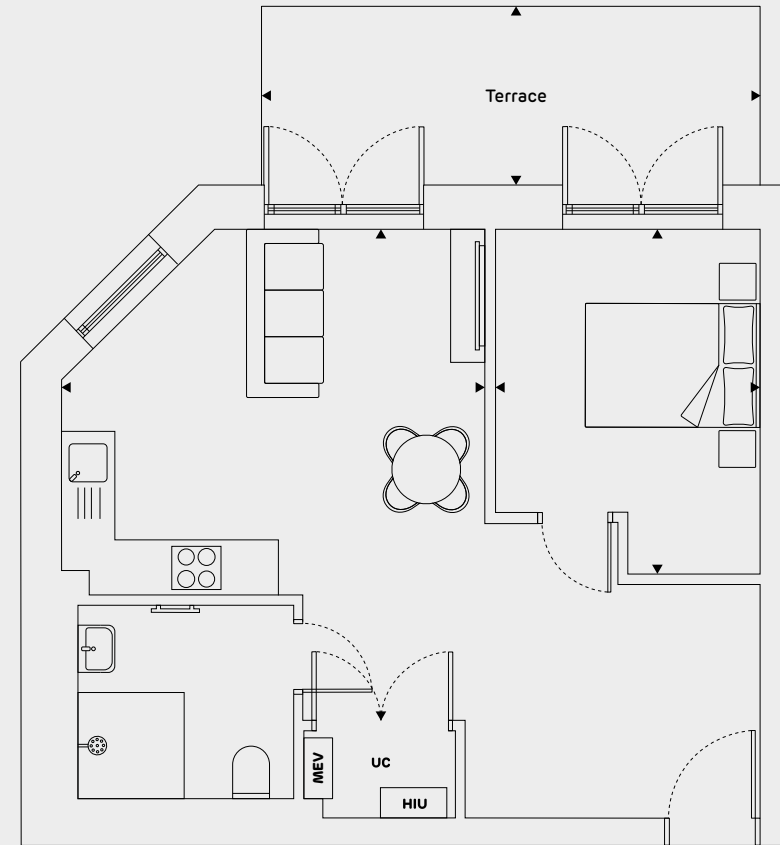
Gross Internal Area  
552 sqft  
51.3 sqm

Living/Dining/Kitchen  
15'9" x 18'3"  
4.80 x 5.57 m

Bedroom  
9'10" x 12'10"  
3.00 x 3.91 m

Terrace  
18'8" x 6'8"  
5.69 x 2.04 m

Floor	Flat Numbers:
GF	18

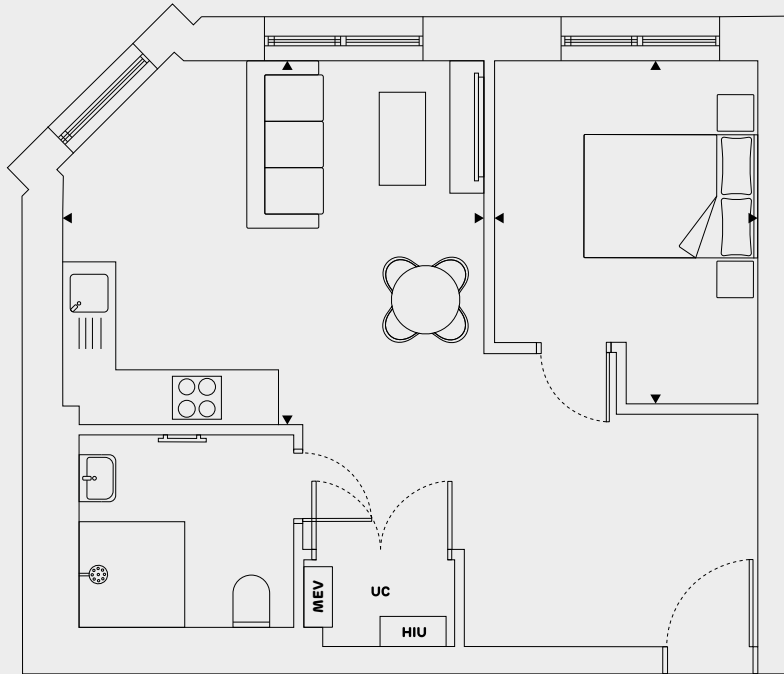


Heat Interface Unit **HIU**  
Mechanical Extract Ventilation Unit **MEV**  
Utility Cupboard is marked as **UC**

**Terrace Finishes**  
Large-format concrete pavers in a sleek grey finish with a 0.5m brick wall

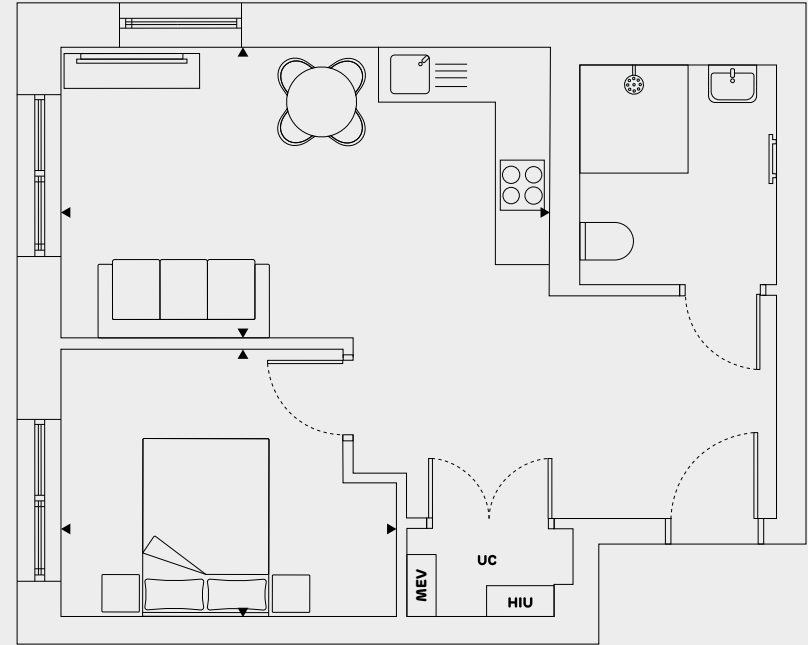
**Floorplans**

Flat Type 04B (WA)

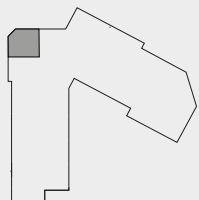


**Floorplans**

Flat Type 05 (WA)



**Floor 03**

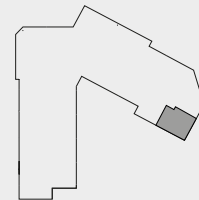


Floor: Flat Numbers:  
03 82\*  
\*Juliet balcony

Gross Internal Area  
547 sqft — 50.8 sqm  
Living/Dining/Kitchen  
15'4" x 13'3" — 4.68 x 4.04 m  
Bedroom  
9'10" x 12'10" — 3.00 x 3.92 m

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

**Floors 01-02**

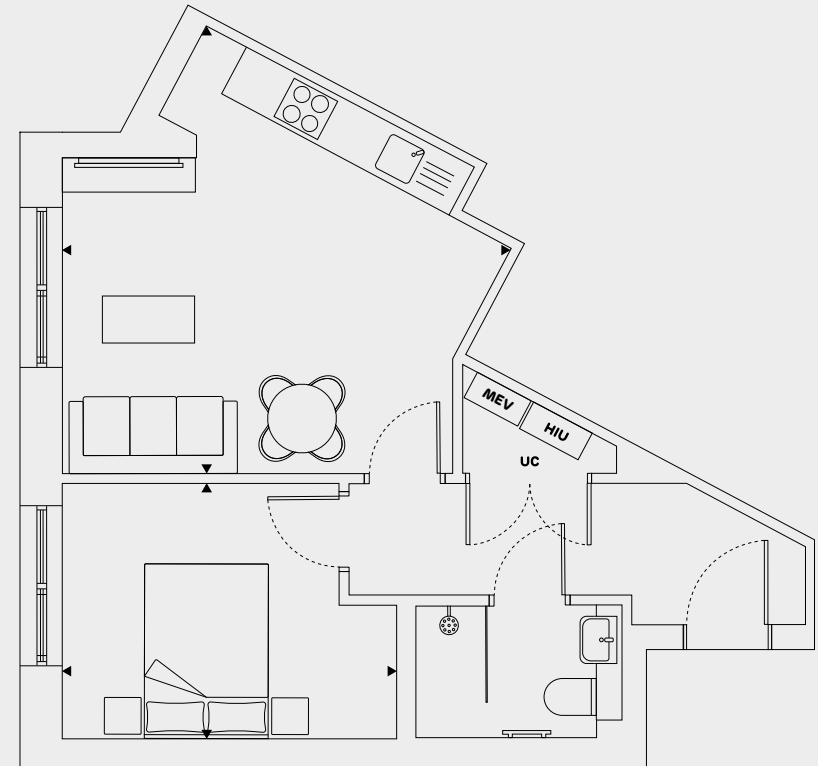
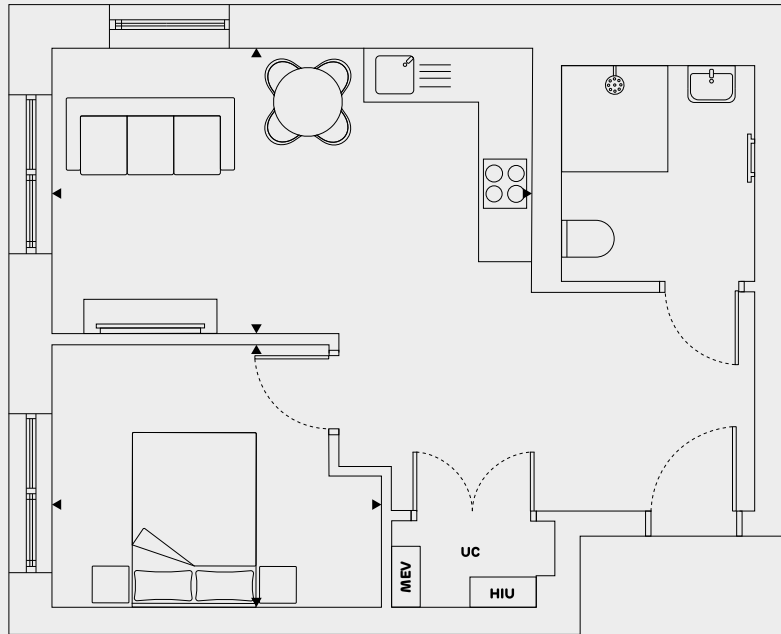


Floor: Flat Numbers:  
01 26\*  
02 49\*  
\*Juliet balconies

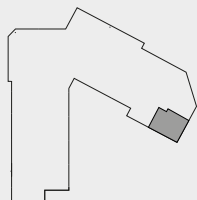
Gross Internal Area  
516 sqft — 48.0 sqm  
Living/Dining/Kitchen  
17'10" x 10'8" — 5.43 x 3.24 m  
Bedroom  
12'3" x 9'10" — 3.73 x 3.00 m

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





Floor 03



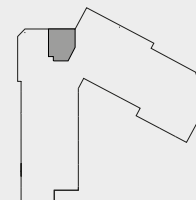
Floor: 03  
Flat Numbers: 72\*

\*Juliet balcony

Gross Internal Area  
501 sqft — 46.5 sqm  
Living/Dining/Kitchen  
17'5" x 10'3" — 5.32 x 3.13 m  
Bedroom  
12'3" x 9'10" — 3.73 x 3.00 m

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

Floors 01-02



Floor: 01, 02  
Flat Numbers: 42\*, 65\*

\*Juliet balconies

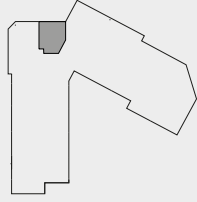
Gross Internal Area  
457 sqft — 42.4 sqm  
Living/Dining/Kitchen  
16'8" x 16'8" — 5.08 x 5.08 m  
Bedroom  
12'5" x 9'6" — 3.78 x 2.90 m

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

**Floorplans**

Flat Type 06A-T

**Ground Floor**



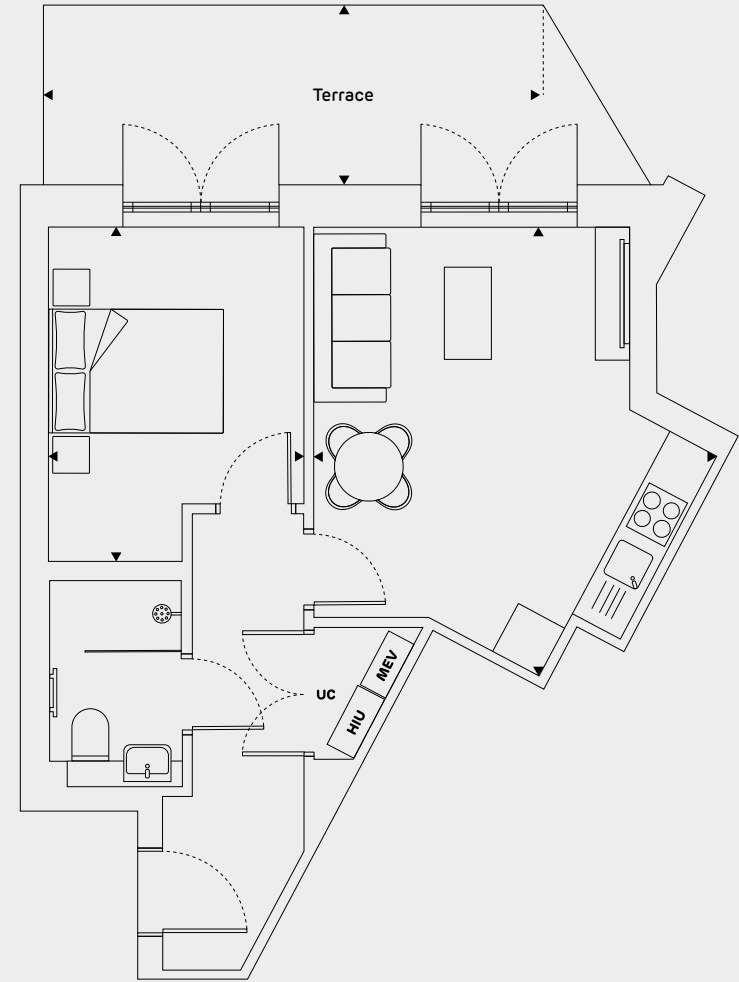
Gross Internal Area  
**443 sqft**  
41.1 sqm

Living/Dining/Kitchen  
**15'0" x 16'8"**  
4.57 x 5.09

Bedroom  
**9'6" x 12'9"**  
2.90 x 3.89 m

Terrace  
**18'6" x 6'8"**  
5.65 x 2.04 m

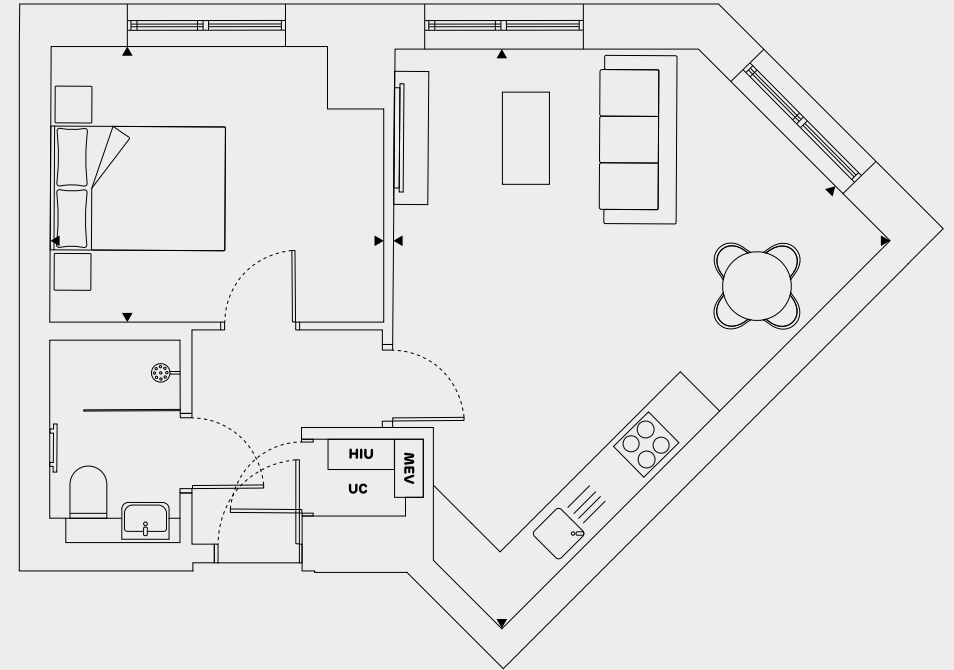
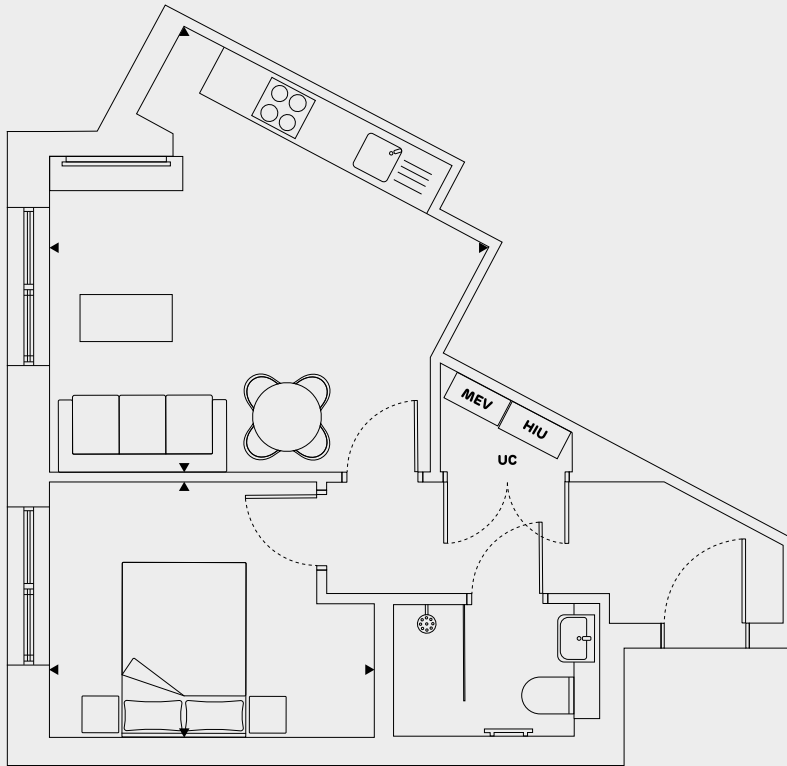
Floor	Flat Numbers:
GF	19



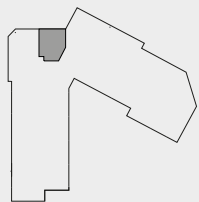
Heat Interface Unit **HIU**  
Mechanical Extract Ventilation Unit **MEV**  
Utility Cupboard is marked as **UC**

**Terrace Finishes**  
Large-format concrete pavers in a sleek grey finish with a 0.5m brick wall





Floor 03

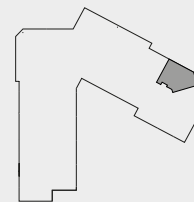


Floor: 03  
Flat Numbers: 83\*  
\*Juliet balcony

Gross Internal Area  
449 sqft — 41.7 sqm  
Living/Dining/Kitchen  
16'4" x 16'8" — 4.97 x 5.08 m  
Bedroom  
12'0" x 9'6" — 3.67 x 2.90 m

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

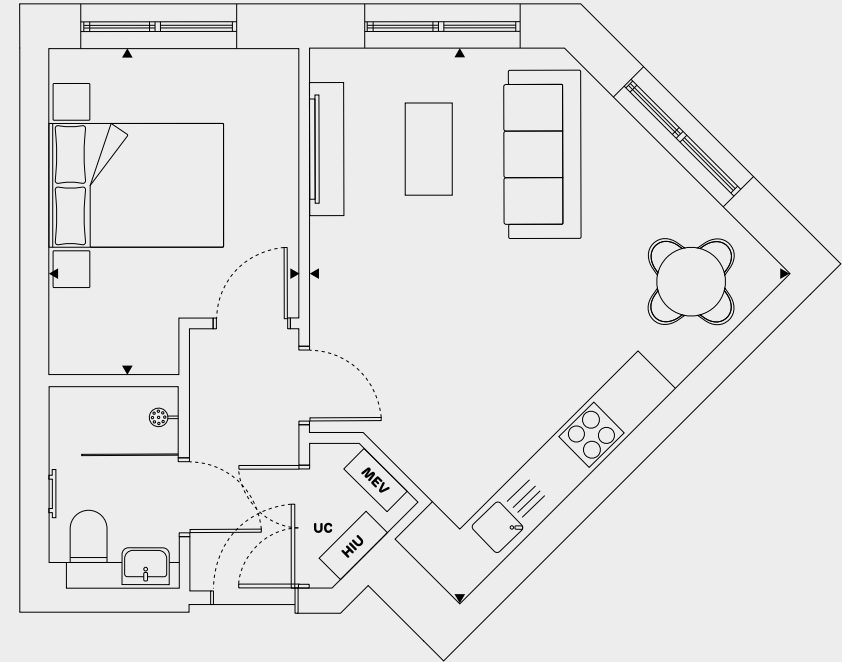
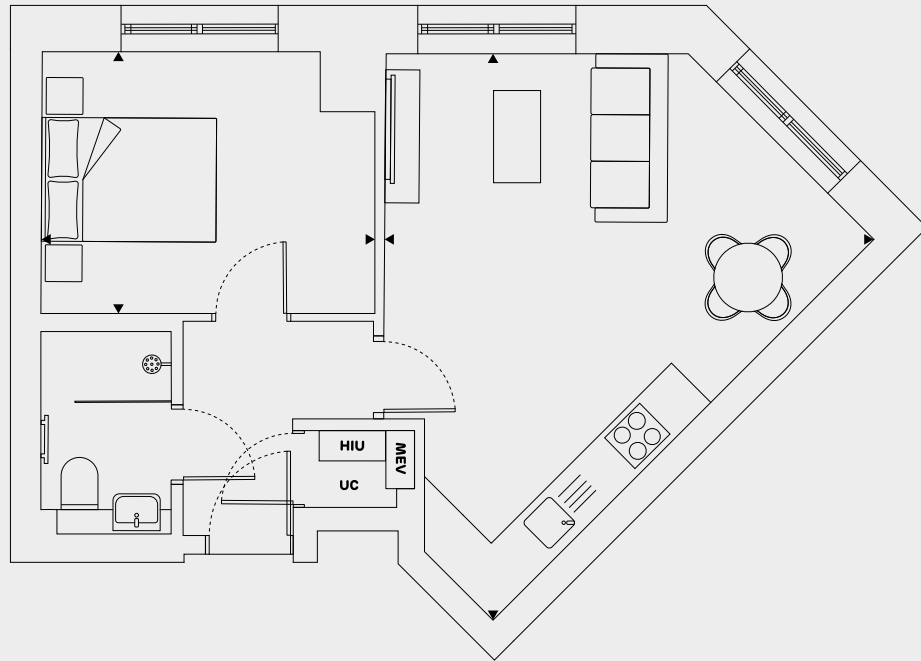
Ground Floor-02



Floor: GF  
Flat Numbers: 02, 24\*, 47\*  
\*Juliet balconies

Gross Internal Area  
494 sqft — 45.9 sqm  
Living/Dining/Kitchen  
18'6" x 21'3" — 5.63 x 6.47 m  
Bedroom  
12'6" x 10'2" — 3.82 x 3.11 m

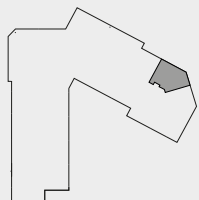
Heat Interface Unit **HIU**  
Mechanical Extract Ventilation Unit **MEV**  
Utility Cupboard is marked as **UC**



Floor 03

Floor: 03 Flat Numbers: 70\*  
 \*Juliet balcony

Gross Internal Area  
 481 sqft — 44.6 sqm  
 Living/Dining/Kitchen  
 18'3" x 20'10" — 5.55 x 6.36 m  
 Bedroom  
 12'6" x 9'10" — 3.81 x 3.00 m

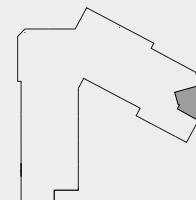


Heat Interface Unit **HIU**  
 Mechanical Extract Ventilation Unit **MEV**  
 Utility Cupboard is marked as **UC**

Ground Floor

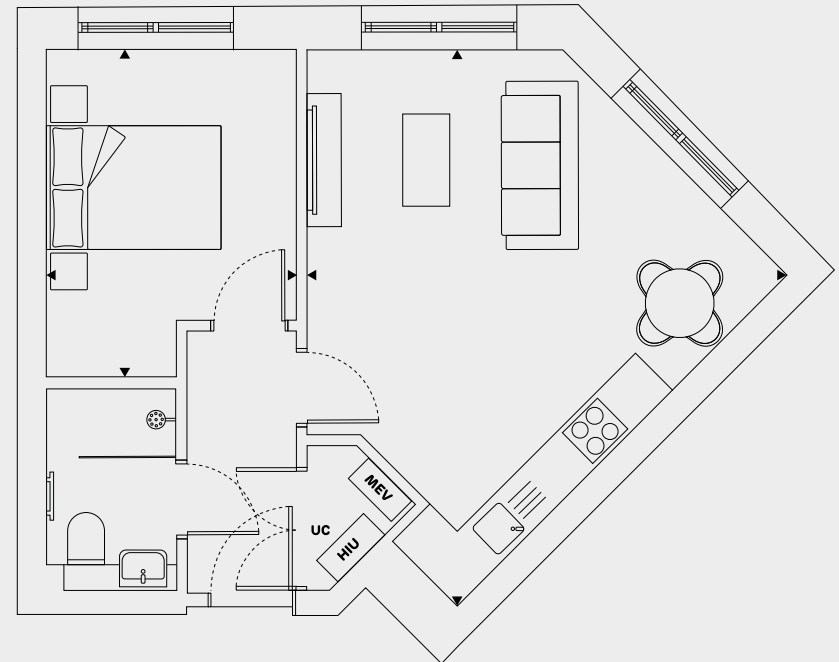
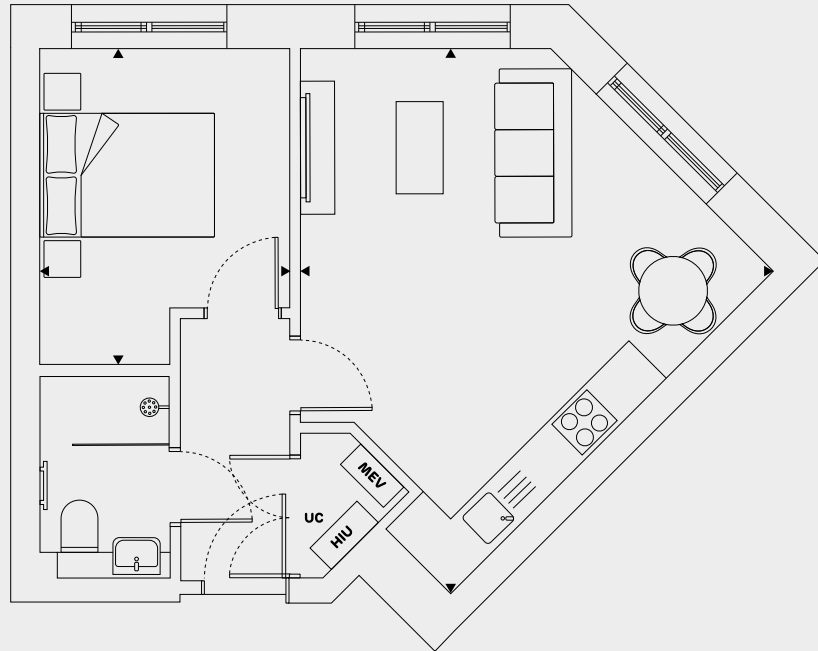
Floor: GF Flat Numbers: 03

Gross Internal Area  
 465 sqft — 43.2 sqm  
 Living/Dining/Kitchen  
 18'2" x 20'11" — 5.55 x 6.36 m  
 Bedroom  
 9'6" x 12'4" — 2.90 x 3.77 m



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

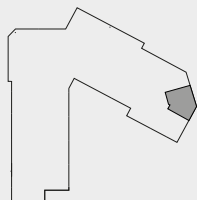




Floor 03

Floor: Flat Numbers:  
03 71\*  
\*Juliet balcony

Gross Internal Area  
453 sqft — 42.1 sqm  
Living/Dining/Kitchen  
17'11" x 20'7" — 5.46 x 6.27 m  
Bedroom  
9'6" x 11'8" — 2.90 x 3.55 m

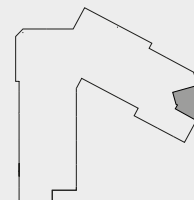


Heat Interface Unit **HIU**  
Mechanical Extract Ventilation Unit **MEV**  
Utility Cupboard is marked as **UC**

Floors 01-02

Floor: Flat Numbers:  
01 25\*  
02 48\*  
\*Juliet balconies

Gross Internal Area  
465 sqft — 43.2 sqm  
Living/Dining/Kitchen  
18'3" x 20'11" — 5.55 x 6.38 m  
Bedroom  
9'6" x 12'0" — 2.90 x 3.66 m

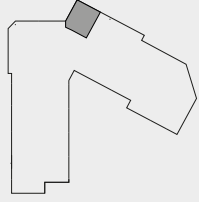


Heat Interface Unit **HIU**  
Mechanical Extract Ventilation Unit **MEV**  
Utility Cupboard is marked as **UC**

**Floorplans**

Flat Type 09-T

**Ground Floor**



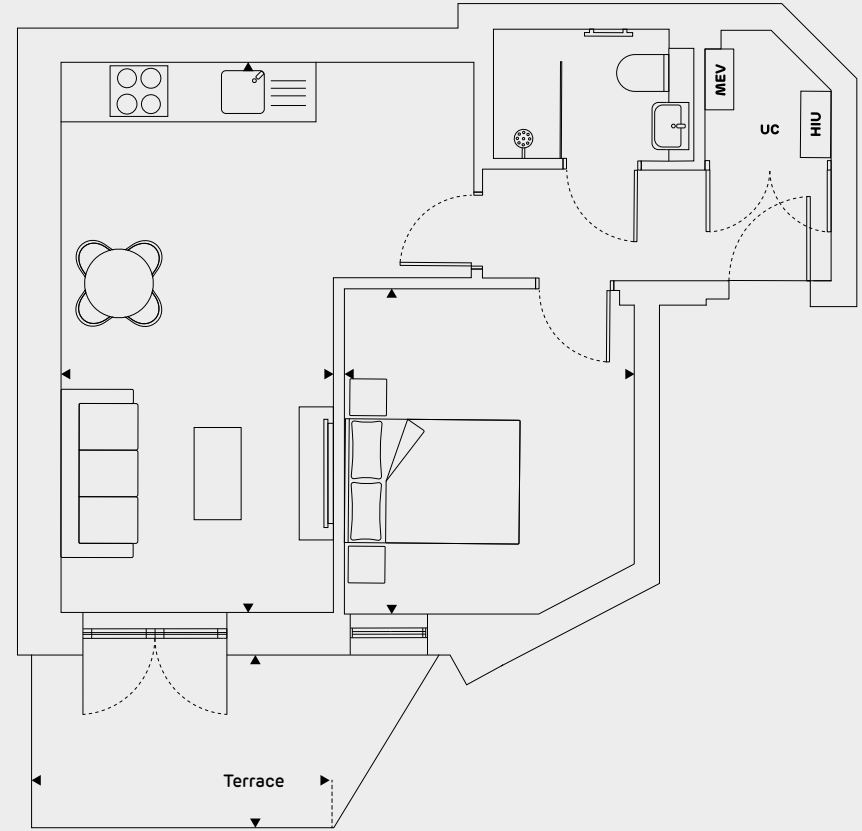
Gross Internal Area  
525 sqft  
48.8 sqm

Living/Dining/Kitchen  
12'0" x 20'10"  
3.15 x 6.35 m

Bedroom  
11'1" x 12'5"  
3.37 x 3.78 m

Terrace  
11'5" x 6'8"  
3.47 x 2.04 m

Floor	Flat Numbers:
GF	01



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

**Terrace Finishes**  
Large-format concrete pavers in a sleek grey finish with a 0.5m brick wall

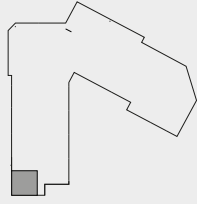


**Floorplans**

Flat Type 10-T(WA)



**Ground Floor**



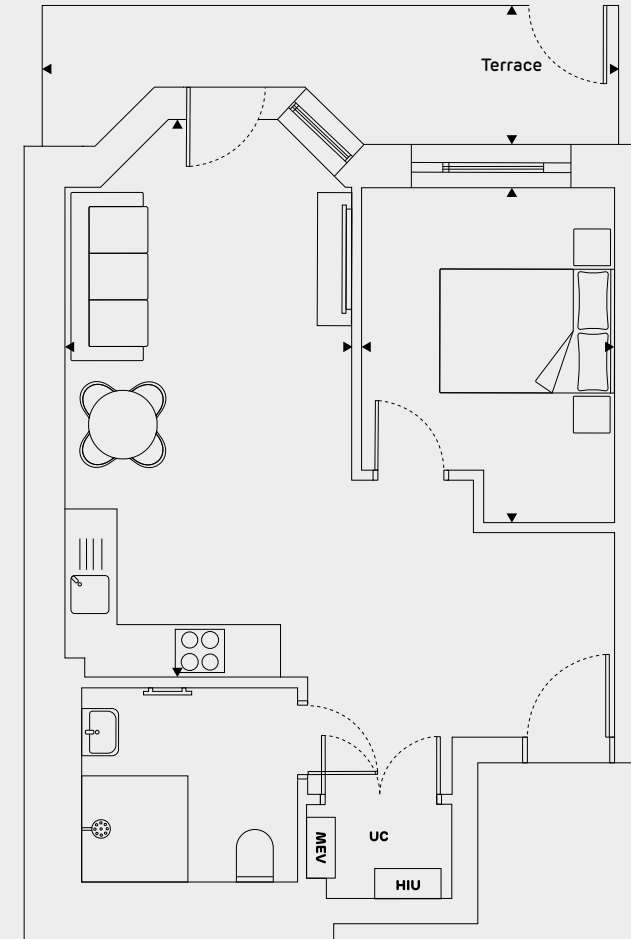
Gross Internal Area  
518 sqft  
48.2 sqm

Living/Dining/Kitchen  
10'8" x 21'7"  
3.24 x 6.59 m

Bedroom  
9'5" x 12'6"  
2.87 x 3.82 m

Terrace  
21'5" x 5'2"  
6.52 x 1.58 m

Floor	Flat Numbers:
GF	12



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

**Terrace Finishes**  
Large-format concrete pavers in a sleek grey finish with a brick plinth and 1m metal railings and gate

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

### How to book a viewing



Set up a My Pocket account  
Visit [pocketliving.com](https://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

### 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.
- A Pocket home cannot be sublet for any longer than one year at a time. Pocket will certify your subletting.

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#### 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.

