

Feature 17

Development Update

Issue 8 | Winter 2025



Keeping you updated every step of the way

As construction continues to progress on site, we wanted to provide you with an update to ensure that you are aware of what works are taking place and what you can expect from us over the coming months.

Phase Overview

This phase will deliver the following:

- 258 brand new homes including 146 open market, 47 Shared Ownership and 65 Affordable Rent properties
- New private and public green space
- New pedestrian and cycling routes for increased connectivity between Shernhall Street and Wood Street

Site activity

- 12 apartments were completed and handed over to Waltham Forest Council in November.
- Construction and landscaping works have continued to progress across the remaining three blocks.
- Final internal works and snagging have been completed in **The Theodore**

Upcoming Works

- Completion and handover of **The Theodore** in December 2025
- Works to Houses on Clarkson Crescent to commence in December 2025
- Private green space to finish in February 2026
- Block 6 to handover to LBWF in February 2026
- Internal works to continue in Blocks 5, handover taking place in April 2026

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Development Timeline

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Sales & Marketing Suite

- The Feature17 Sales and Marketing Suite is open! Located just a 2-minute walk from Wood Street station, our marketing suite and show homes are open daily from 10am to 5pm for both appointments and walk-ins. The address is as follows: Feature 17 Sales & Marketing Suite, Wood Street, Walthamstow, E17 3HX
- **The Masey** is now fully occupied.
- **The Granada** completed in July 2025 and if you're interested, please contact our Sales team for more information.
- **Houses on Clarkson Crescent** 3 three-bedroom homes are due to complete in November 2026. Contact us for more information.
- **Recommend a friend!** Share the joy of your new home by recommending a friend and we will gift you £2,000 as our way of saying thank you! Download our [Recommend a Friend form](#) and email our sales team at point of reservation to be eligible. T&Cs apply**.



Managing Agent

- A Resident Management Company (RMC) has been set up to manage and maintain the shared and communal facilities on the development. Each tenant of the block will be required to become a member of the RMC.
- Countryside Homes have appointed Encore Estate Management Ltd as the Managing Agent for Feature17. Encore will be responsible for the maintenance and upkeep of the residential buildings, as well as collecting your service charge.
E – info@encoreestates.co.uk
T - 01223 866 980
- The London Borough of Waltham Forest will manage and maintain the external landscaping across the development.

What has been delivered to date

The following has been delivered at Feature17:

- 331 new homes across three phases
- Brand new Multi-Use Games Area and public plaza
- New library with ground floor café
- New Post Office and Co-op supermarket

Services

- The London Borough of Waltham Forest (LBWF) are the energy provider for Feature17. They manage and maintain the energy centre and the district heating network across the development.
- Residents will be required to enter into a Heat Supply Agreement with LBWF for their heating and hot water.

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Development Layout Plan

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'The Masey is now fully occupied!



The Granada is now complete with over 25% apartments sold.

Overall site completion is expected in November 2026

KEY

The Masey	7 storey apartment building - 1 & 2 bedroom apartments
The Theodore	8 storey apartment building - 1, 2 & 3 bedroom apartments
The Granada	7 storey apartment building - 1, 2 & 3 bedroom apartments

-  Multi Use Games Area
-  Playground
-  Library
-  Post Office
-  Co-op

 Private Sale  Pre-sold

How will the development benefit the local community?

Countryside Homes is supporting the local community by contributing over £600,000 in Social Value across the lifecycle of the development

In addition to this, Countryside are also providing:

- Section 106 contributions
- Opportunities for construction apprentices, work placements and offering support local residents into job vacancies on site
- Three years free Car Club membership for all residents

Please be aware that the dates and information provided are correct at time of print and are dependent on several factors, and therefore may be subject to change.

Thank you for your patience while the construction work is taking place. We try to keep disruption to a minimum but appreciate it can be noisy and dirty at times so do contact us if you have any questions, or if you'd like to provide any feedback, by emailing:

feature17@countrysidehomes.com