

# Feature17

## Development Update



COUNTRYSIDE  
Homes

Issue 9 | Spring 2026



### 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

- Completion and handover of **The Theodore** in Dec-25
- Groundworks have commenced to the **Houses on Clarkson Crescent**
- Private green space works ongoing
- Internal works have continued to progress across the remaining two blocks of apartments

### Upcoming Works

- Completion and handover of **Clarkson Crescent Houses** in Autumn 2026
- **Block 6** to handover to LBWF in March 2026
- **Block 5** to handover to LBWF in April 2026
- Road works to commence to Pinder Road and Clarkson Crescent

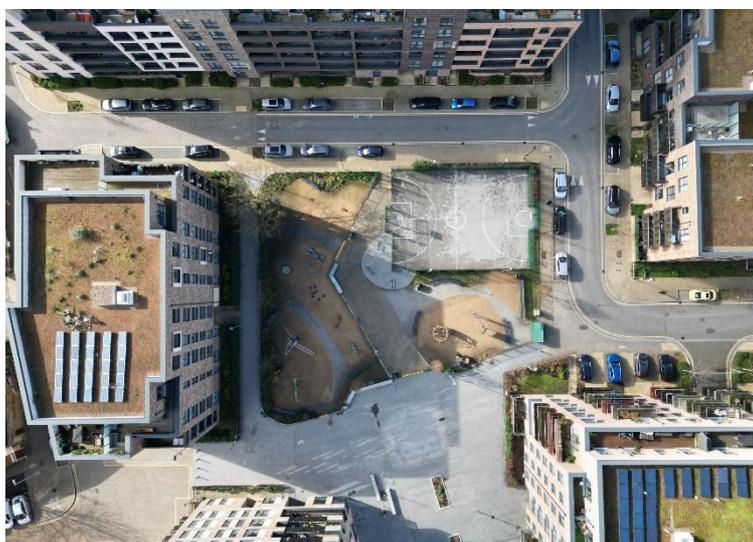
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## Development Timeline

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### Sales & Marketing Suite

- The Feature17 Sales and Marketing Suite is temporarily closed, for further information please contact [feature17@countrysidehomes.com](mailto:feature17@countrysidehomes.com)
- **The Masey** is now fully reserved!
- **The Granada** is also fully reserved!
- **The Theodore** completed in December 2025 and has fully sold.
- **Houses on Clarkson Crescent – COMING SOON!** Available this spring, 3 three-bedroom detached houses, due to complete in Autumn 2026. Contact us to register your interest, don't miss out!



### 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](mailto: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 and The Granada** are both now fully reserved!

**The Theodore** is now complete and is fully reserved!

The three **Houses on Clarkson Crescent** are due to complete in Autumn-26, enquire now!

**Overall site completion** is expected in Autumn 2026

#### KEY

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

	Multi Use Games Area		Private Sale		Pre-sold
	Playground				
	Library				
	Post Office				
	Co-op				

## 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](mailto:feature17@countrysidehomes.com)