

# West Green Place N17, Haringey

## Opal House - Price List

Door number	Floor	Floorplan type	Bedrooms	Area (sqm)	Outside space	Parking space	Full purchase price	Price with 40% HtB London	Est. monthly service charge (first year)	Status
3	0	9	1	45.5	No	Yes	£274,000	£164,400	£173	Available for Blue Badge holders
4	0	5	1	38.3	No	Yes	£266,000	£159,600	£145	Show Home
7	1	1	1	38.2	No	No	£276,000	£165,600	£145	Available
8	1	6	1	38.3	No	No	£276,000	£165,600	£145	Available
9	1	3	1	38.2	No	No	£280,000	£168,000	£145	Available
10	1	8	1	44.1	No	Yes	£276,000	£165,600	£167	Available for Blue Badge holders
11	1	2	1	38.3	No	No	£268,000	£160,800	£145	Available
14	2	1	1	38.2	No	No	£278,000	£166,800	£145	Available
15	2	6	1	38.3	No	No	£278,000	£166,800	£145	Available
16	2	3	1	38.2	No	No	£282,000	£169,200	£145	Available
17	2	8	1	44.1	No	Yes	£278,000	£166,800	£167	Available for Blue Badge holders
18	2	2	1	38.3	No	No	£270,000	£162,000	£145	Available
21	3	1	1	38.2	No	No	£280,000	£168,000	£145	Available
22	3	6	1	38.3	No	No	£280,000	£168,000	£145	Available
23	3	3	1	38.2	No	No	£280,000	£168,000	£145	Available
24	3	8	1	44.1	No	Yes	£280,000	£168,000	£167	Available for Blue Badge holders
25	3	2	1	38.3	No	No	£272,000	£163,200	£145	Available
28	4	1	1	38.2	No	No	£282,000	£169,200	£145	Available
29	4	6	1	38.3	No	No	£282,000	£169,200	£145	Available
30	4	3	1	38.2	No	No	£286,000	£171,600	£145	Available
31	4	4	1	38.1	No	No	£278,000	£166,800	£145	Available
32	4	7	1	38.2	No	No	£274,000	£164,400	£145	Available

All Pocket homes at West Green Place N17 are sold with a 125 year lease with an initial ground rent of £350.

West Green Place N17 is a Car-Free Development (apart from the designated parking spaces provided and in respect of Blue Badge holders) and homeowners cannot apply for a residents' parking permit. A two year Zipcar membership and driving credit of £50 for each of the two years will be provided from completion of the development (expected to be Summer 2020).

Six months' service charge payment will be required upon completion.

Opal House is expected to be ready for occupation in Autumn 2017, but the roof terraces on Arianne House and Kernal House are not expected to be accessible until Spring 2020. The development as a whole and all landscaping is expected to be finished in Summer 2020.

The Show Home is not currently available for sale and will be released at a later date.

18th May 2019