

West Green Place N17, Haringey

Kernal 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
1	0	7	1	38.2	No	No	£266,000	£159,600	£108	Available
2	0	13	1	44.3	No	Yes	£274,000	£164,400	£125	Available for Blue Badge holders
3	0	6	1	38.3	Yes	No	£278,000	£166,800	£108	Available
4	0	5	1	38.3	Yes	No	£278,000	£166,800	£108	Reserved
5	0	4	1	38.5	Yes	No	£282,000	£169,200	£109	Reserved
6	0	1*	2	57.9	No	Yes	£328,000	£196,800	£164	Available
7	0	11	1	38.2	No	No	£266,000	£159,600	£108	Available
8	1	8	1	38.3	No	No	£268,000	£160,800	£108	Available
9	1	12	1	44.1	No	Yes	£276,000	£165,600	£125	Available for Blue Badge holders
10	1	2	1	38.2	No	No	£280,000	£168,000	£108	Available
11	1	1	1	38.3	No	No	£276,000	£165,600	£108	Available
12	1	10	1	38.3	No	No	£276,000	£165,600	£108	Available
13	1	3	1	38.3	No	No	£280,000	£168,000	£108	Available
14	1	2*	2	58.4	No	Yes	£330,000	£198,000	£165	Available
15	1	9	1	38.3	No	No	£268,000	£160,800	£108	Available
16	2	8	1	38.3	No	No	£270,000	£162,000	£108	Available
17	2	12	1	44.1	No	Yes	£278,000	£166,800	£125	Available for Blue Badge holders
18	2	2	1	38.2	No	No	£282,000	£169,200	£108	Reserved
19	2	1	1	38.3	No	No	£278,000	£166,800	£108	Reserved
20	2	10	1	38.3	No	No	£278,000	£166,800	£108	Reserved
21	2	3	1	38.3	No	No	£282,000	£169,200	£108	Available
22	2	2*	2	58.4	No	No	£332,000	£199,200	£165	Available
23	2	9	1	38.3	No	No	£270,000	£162,000	£108	Available
24	3	8	1	38.3	No	No	£272,000	£163,200	£108	Available
25	3	12	1	44.1	No	No	£280,000	£168,000	£125	Available for Blue Badge holders
26	3	2	1	38.2	No	No	£284,000	£170,400	£108	Reserved
27	3	1	1	38.3	No	No	£280,000	£168,000	£108	Reserved
28	3	10	1	38.3	No	No	£280,000	£168,000	£108	Reserved
29	3	3	1	38.3	No	No	£284,000	£170,400	£108	Reserved
30	3	2*	2	58.4	No	No	£334,000	£200,400	£165	Available
31	3	9	1	38.3	No	No	£272,000	£163,200	£108	Available

* Floorplan Types 1 & 2 for two bedroom apartments

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).
On completion, service charge will be payable until the end of the financial year in which completion takes place.
Kernal House is expected to be ready for occupation in Spring 2020. The development as a whole and all landscaping is expected to be finished in Summer 2020. Until the development is complete, buyers who have a parking space may be required to use a temporary parking space.

30 August 2019