

West Green Place N17, Haringey

Ariane 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	12	1	38.3	No	Yes	£266,000	£159,600	£107	Available
2	0	13	1	38.7	No	No	£270,000	£162,000	£109	Available
3	0	8	1	38.4	Yes	No	£278,000	£166,800	£108	Available
4	0	7	1	38.3	Yes	No	£278,000	£166,800	£107	Available
5	0	9	1	38.3	Yes	No	£278,000	£166,800	£107	Available
6	0	6	1	38.2	Yes	No	£278,000	£166,800	£107	Available
7	0	15	1	44.1	No	Yes	£270,000	£162,000	£124	Available for Blue Badge holders
8	0	10	1	38.2	No	Yes	£266,000	£159,600	£107	Available
9	1	4	1	38.3	No	No	£268,000	£160,800	£108	Available
10	1	5	1	38.3	No	No	£272,000	£163,200	£108	Available
11	1	3	1	38.3	No	No	£280,000	£168,000	£108	Available
12	1	1	1	38.3	No	No	£276,000	£165,600	£107	Available
13	1	14	1	38.3	No	No	£276,000	£165,600	£107	Available
14	1	11	1	38.3	No	No	£276,000	£165,600	£107	Available
15	1	2	1	38.2	No	No	£280,000	£168,000	£107	Available
16	1	16	1	44.0	No	Yes	£276,000	£165,600	£124	Available for Blue Badge holders
17	1	1	1	38.3	No	No	£268,000	£160,800	£107	Available
18	2	4	1	38.3	No	No	£270,000	£162,000	£108	Available
19	2	5	1	38.3	No	No	£274,000	£164,400	£108	Available
20	2	3	1	38.4	No	No	£282,000	£169,200	£108	Available
21	2	1	1	38.3	No	No	£278,000	£166,800	£107	Available
22	2	14	1	38.3	No	No	£278,000	£166,800	£107	Available

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23	2	11	1	38.3	No	No	£278,000	£166,800	£107	Available
24	2	2	1	38.2	No	No	£282,000	£169,200	£107	Available
25	2	16	1	44.0	No	Yes	£278,000	£166,800	£124	Available for Blue Badge holders
26	2	1	1	38.3	No	No	£270,000	£162,000	£107	Available
27	3	4	1	38.3	No	No	£272,000	£163,200	£108	Available
28	3	5	1	38.3	No	No	£276,000	£165,600	£108	Available
29	3	3	1	38.2	No	No	£284,000	£170,400	£107	Available
30	3	1	1	38.3	No	No	£280,000	£168,000	£107	Available
31	3	14	1	38.3	No	No	£280,000	£168,000	£107	Available
32	3	11	1	38.3	No	No	£280,000	£168,000	£107	Available
33	3	2	1	38.2	No	No	£284,000	£170,400	£107	Available
34	3	16	1	44.0	No	No	£280,000	£168,000	£124	Available for Blue Badge holders
35	3	1	1	38.3	No	No	£272,000	£163,200	£107	Available

Key information:

Reservation fee: £500 if using Help to Buy; £1,000 if not using Help to Buy.

Lease & ground rent: One bedroom Pocket homes at West Green Place N17 are sold with a 125 year lease and with an initial ground rent of £350, payable to the freeholder (currently Pocket Living). Ground rent will be reviewed every 10 years and will increase in line with RPI.

Service charge: Payable to the Managing Agent, Haus Block Management, and reviewed annually based on actual spend. On completion, service charge will be payable until the end of the financial year in which completion takes place. A Residents' Management Company (RMC) will be formed by the Managing Agent, of which all homeowners will become members; some homeowners may choose to become Directors of the RMC.

Building Warranty: 10 year Premier Guarantee

Parking: 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).

Estimated build completion: Ariane House is expected to be ready for occupation in Spring 2020; completions are likely to be in April or May. 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.