

West Green Place N17, Haringey

Pippin 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	1*	2	56.1	No	No	£320,000	£192,000	£203	Available
2	0	2	1	38.7	No	No	£266,000	£159,600	£138	Available
3	0	4	1	38.4	No	No	£266,000	£159,600	£138	Available
4	0	5	1	38.3	No	No	£266,000	£159,600	£139	Available
6	1	1	1	38.2	No	No	£268,000	£160,800	£138	Available
7	1	5	1	44.1	No	No	£268,000	£160,800	£138	Available
8	1	3	1	38.2	No	No	£268,000	£160,800	£139	Available
10	2	1	1	38.3	No	No	£270,000	£162,000	£138	Available
11	2	5	1	38.3	No	No	£270,000	£162,000	£138	Available
12	2	3	1	38.3	No	No	£270,000	£162,000	£139	Available

All Pocket homes at West Green Place N17 are sold with a 125 year lease. One bedroom homes have an initial ground rent of £350, and two bedroom homes have an initial ground rent of £450.

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 Autumn 2020).

On completion, service charge will be payable until the end of the financial year in which completion takes place.

Pippin House is expected to be ready for occupation in Autumn 2020. The development as a whole and all landscaping is expected to be finished in Autumn 2020.

15th July 2020