

Door number	Floor	Floorplan type	Bedrooms	Area (sqm)	Outside space	Parking space	Full purchase	Est. monthly service charge (first year)	Status
2	GF	T01H(T)	1	38.39	Terrace	None	£308,000	£183	Available
7	1	T01H	1	38.39	No	None	£309,400	£183	Reserved
8	1	T01H	1	38.39	No	None	£309,400	£183	Reserved
9	1	T03	1	37.99	No	None	£309,400	£181	Reserved
11	1	T01	1	38.39	No	None	£307,600	£183	Available
12	1	T01	1	38.39	No	None	£307,600	£183	Available
13	1	T01	1	38.48	No	None	£307,600	£184	Available
16	2	T01H	1	38.39	No	None	£316,000	£183	Available
18	2	T02	1	40.26	No	None	£313,600	£192	Reserved
19	2	T01	1	38.39	No	None	£313,600	£183	Available
21	2	T01	1	38.48	No	None	£313,600	£184	Available
22	3	T01HV	1	38.26	No	None	£324,600	£182	Available
26	3	T02	1	40.26	No	None	£322,200	£192	Available
28	3	T01	1	38.39	No	None	£322,000	£183	Available
33	4	T03	1	37.99	No	None	£334,000	£181	Available
34	4	T02	1	40.26	No	None	£330,000	£192	Available
37	4	T01	1	38.48	No	None	£330,000	£184	Available

## Woodside Park N12

### Price list

#### Key information

Reservation fee: £500

Minimum deposit: 10% of the purchase price

Next steps: Submit your Expression of Interest by 13 September 2023

Lease and ground rent: Pocket homes at Woodside Park N12 are sold with a 248 year lease from November 2021 (less 3 days) and have a peppercorn annual ground rent (a nominal charge, usually £1).

Anticipated EPC rating: B

Service charge: Payable to the Managing Agent, Haus Block Management, and reviewed annually based on actual spend. When reviewed, the service charge will reflect the rising cost of living. 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: Woodside Park N12 is a car-free development (apart from with respect to two spaces available to Blue Badge holders) and homeowners will not be granted a residents' parking permit.

Appliances: Plumbing and wiring for a washing machine is provided in the utility cupboard. Plumbing and wiring for a dishwasher is provided in the kitchen. Some dishwasher spaces are for a standard appliance and some for a slimline; please ask for further details.

Estimated completion: Woodside Park N12 is expected to be ready for occupation in Winter 2023.

Date: September 2023

# Woodside Park N12

## Barnet

### Price List

