

Door number	Floor	Floorplan type	Bedrooms	Area (sqm)	Outside space	Car parking	Full purchase price	Est. monthly service charge (first year)	Status
1	GF	T01H(T)	1	38.39	Terrace	None	£308,000	£183	Reserved
2	GF	T01H(T)	1	38.39	Terrace	None	£308,000	£183	Available
3	GF	T03(T)	1	37.91	Terrace	None	£308,000	£181	Show flat
4	GF	T02(T)	1	40.26	Terrace	None	£314,500	£192	Reserved
5	GF	T01(T)	1	38.39	Terrace	None	£312,000	£183	Available
7	1	T01H	1	38.39	No	None	£309,400	£183	Available
8	1	T01H	1	38.39	No	None	£309,400	£183	Available
9	1	T03	1	37.99	No	None	£309,400	£181	Available
11	1	T01	1	38.39	No	None	£304,300	£183	Available
12	1	T01	1	38.39	No	None	£304,300	£183	Available
13	1	T01	1	38.48	No	None	£304,300	£184	Available
16	2	T01H	1	38.39	No	None	£316,000	£183	Available
17	2	T03	1	37.99	No	None	£316,000	£181	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	£324,700	£192	Available
28	3	T01	1	38.39	No	None	£322,200	£183	Available
31	4	T01H	1	38.39	No	None	£334,000	£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	Reserved
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

£500 incentive for exchange of contracts taking place within 6 weeks of legal contracts being issued.

**Lease and ground rent:** Pocket homes at Woodside Park N12 are sold with a 248 year lease 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. 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.

We endeavour to make our service charge budgets realistic, and the increases in energy costs in recent times have had a considerable impact. As a result, service charge budgets are currently higher than we would like them to be, however we prefer to make them as accurate as possible. Service charge will be reviewed annually based on actual spend.

**Building Warranty:** 10-year Premier Guarantee

**Parking:** Woodside Park N12 is a car-free development (apart from with respect to two shared spaces for Blue Badge holders, available on a first come first serve basis) 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 Winter 2023/24.

**Date:** November 2023

# Woodside Park N12

## Barnet

### Price List