

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	£185	SOLD
2	GF	T01H(T)	1	38.39	Terrace	None	£308,000	£185	Available
3	GF	T03(T)	1	37.91	Terrace	None	£308,000	£182	Available
4	GF	T02(T)	1	40.26	Terrace	None	£314,500	£194	Available
5	GF	T01(T)	1	38.39	Terrace	None	£312,000	£185	Available
7	1	T01H	1	38.39	No	None	£309,400	£185	Available
8	1	T01H	1	38.39	No	None	£309,400	£185	Available
9	1	T03	1	37.99	No	None	£309,400	£183	SOLD
11	1	T01	1	38.39	No	None	£299,300	£185	Available
12	1	T01	1	38.39	No	None	£299,300	£185	Available
13	1	T01	1	38.48	No	None	£299,300	£185	Available
16	2	T01H	1	38.39	No	None	£316,000	£185	Available
17	2	T03	1	37.99	No	None	£316,000	£183	UNDER OFFER
19	2	T01	1	38.39	No	None	£313,600	£185	Available
21	2	T01	1	38.48	No	None	£313,600	£185	Available
22	3	T01HV	1	38.26	No	None	£324,600	£184	RESERVED
26	3	T02	1	40.26	No	None	£324,700	£194	Available
28	3	T01	1	38.39	No	None	£322,200	£185	Available
31	4	T01H	1	38.39	No	None	£334,000	£185	Available
33	4	T03	1	37.99	No	None	£334,000	£183	SOLD
34	4	T02	1	40.26	No	None	£330,000	£194	RESERVED
36	4	T01	1	38.39	No	None	£330,000	£185	Available

## Woodside Park N12

### Price list

#### Key information

This is a sample price list – if there's a particular plot that you're interested in please contact [sales@pocketliving.com](mailto:sales@pocketliving.com) for availability & pricing.

Reservation fee: £500

Minimum deposit: 10% of the purchase price

**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.

**Woodside Park N12 is complete and ready to move in now.**

Date: April 2024

# Woodside Park N12

## Barnet

### Price List