

Door number	Floor	Block	Floorplan type	Bedrooms	Area (sqm)	Outside space	Car parking	Discounted purchase price	Est. monthly service charge (first year)	Status	Aspect
1	GF	A	T01H(T)	1	38.39	Terrace	None	£308,000	£185	SOLD	West
3	GF	A	T03(T)	1	37.91	Terrace	None	£308,000	£183	Available	West & North
4	GF	A	T02(T)	1	40.26	Terrace	None	£314,500	£194	Available	East & North
6	1	A	T01HV	1	38.26	No	None	£309,400	£185	Available	West & South
8	1	A	T01H	1	38.39	No	None	£309,400	£184	Available	West
9	1	A	T03	1	37.99	No	None	£309,400	£185	SOLD	West & North
12	1	A	T01	1	38.39	No	None	£299,300	£194	Available	East
14	2	A	T01HV	1	38.26	No	None	£316,000	£185	RESERVED	West & South
15	2	A	T01H	1	38.39	No	None	£316,000	£185	Available	West
16	2	A	T01H	1	38.39	No	None	£316,000	£185	Available	West
17	2	A	T03	1	37.99	No	None	£316,000	£185	RESERVED	West & North
21	2	A	T01	1	38.48	No	None	£313,600	£188	Available	East
22	3	A	T01HV	1	38.26	No	None	£324,600	£185	RESERVED	West & South
23	3	A	T01H	1	38.39	No	None	£324,600	£185	Available	West
24	3	A	T01H	1	38.39	No	None	£324,600	£185	Available	West
25	3	A	T03	1	37.99	No	None	£324,600	£185	RESERVED	West & North
29	3	A	T01	1	38.48	No	None	£322,200	£189	Available	East
30	4	A	T01HV	1	38.26	No	None	£334,000	£188	Sales office	West & South
31	4	A	T01H	1	38.39	No	None	£334,000	£185	Available	West
32	4	A	T01H	1	38.39	No	None	£334,000	£185	Available	West
33	4	A	T03	1	37.99	No	None	£334,000	£185	SOLD	West & North
34	4	A	T02	1	40.26	No	None	£330,000	£180	Available	East & North
36	4	A	T01	1	38.39	No	None	£330,000	£185	Available	East
37	4	A	T01	1	38.48	No	None	£330,000	£185	Show flat	East

## Woodside Park N12

Price list

Key information

Reservation fee: £500

**Incentive:** Reserve in May 2024 and we'll help you make your new home, your dream home with £5000 cashback (providing completion takes place by the end of July 2024)

**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).

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.

**Date:** May 2024

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# Woodside Park N12

## Barnet

### Price List