

Door number	Floor	Block	Floorplan type	Bedrooms	Area (sqm)	Outside space	Car parking	Discounted purchase price	Est. monthly service charge (first year)	Deposit contribution	Status	Aspect
3	GF	A	T03(T)	1	37.91	Terrace	None	£299,300	£192	£14,965	Reserved	West & North
27	3	A	T01	1	38.39	No	None	£299,300	£195	n/a	Available	East
29	3	A	T01	1	38.48	No	None	£309,300	£195	£15,465	Available	East
31	4	A	T01H	1	38.39	No	None	£329,300	£195	n/a	Available	West
34	4	A	T02	1	40.26	No	None	£325,300	£204	n/a	Available	East & North
35	4	A	T01	1	38.39	No	None	£314,300	£195	n/a	Available	East
36	4	A	T01	1	38.39	No	None	£314,300	£185	n/a	Available	East
37	4	A	T01	1	38.48	No	None	£314,300	£195	n/a	Show flat	East

Key information

Incentive: Flat 29 is offered with a 5% deposit contribution, if exchange takes place within 6 weeks of legal pack issue.

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).

EPC rating: B

Energy supply: The heating and hot water at Woodside Park N12 will be provided by a communal system powered by a communal gas supply. Residents will be billed as per their own usage and will not be able to change their provider individually.

Service charge: Payable to the Managing Agent (responsible for the day-to-day running of the building), Haus Block Management. On completion, service charge will be payable until the end of the quarter and paid quarterly thereafter. 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.

Council tax: The council tax for these homes is band C, which is £1,809 per annum, or £151 per month.

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: September 2025

pocketliving.com

Woodside Park N12 Barnet

Price List

Last remaining homes for Phase one

