

# West Green Place N17, Haringey

## Opal House - Price List

Door number	Floor	Floorplan type	Bedrooms	Area (sqm)	Outside space	Parking space	Full purchase price	Price with 40% HtB London	Est. monthly service charge (first year)	Status
3	0	9	1	45.5	No	Yes	£274,000	£164,400	£137	Available for Blue Badge holders
4	0	5	1	38.3	No	Yes	£266,000	£159,600	£115	Show Home
7	1	1	1	38.2	No	No	£276,000	£165,600	£115	Reserved
8	1	6	1	38.3	No	No	£276,000	£165,600	£115	Reserved
9	1	3	1	38.2	No	No	£280,000	£168,000	£115	Reserved
10	1	8	1	44.1	No	Yes	£276,000	£165,600	£133	Available for Blue Badge holders
11	1	2	1	38.3	No	No	£268,000	£160,800	£115	Reserved
14	2	1	1	38.2	No	No	£278,000	£166,800	£115	Reserved
15	2	6	1	38.3	No	No	£278,000	£166,800	£115	Reserved
16	2	3	1	38.2	No	No	£282,000	£169,200	£115	Reserved
17	2	8	1	44.1	No	Yes	£278,000	£166,800	£133	Available for Blue Badge holders
18	2	2	1	38.3	No	No	£270,000	£162,000	£115	Reserved
21	3	1	1	38.2	No	No	£280,000	£168,000	£115	Reserved
22	3	6	1	38.3	No	No	£280,000	£168,000	£115	Reserved
23	3	3	1	38.2	No	No	£284,000	£170,400	£115	Reserved
24	3	8	1	44.1	No	Yes	£280,000	£168,000	£133	Available for Blue Badge holders
25	3	2	1	38.3	No	No	£272,000	£163,200	£115	Reserved
28	4	1	1	38.2	No	No	£282,000	£169,200	£115	Reserved
29	4	6	1	38.3	No	No	£282,000	£169,200	£115	Reserved
30	4	3	1	38.2	No	No	£286,000	£171,600	£115	Reserved
31	4	4	1	38.1	No	No	£278,000	£166,800	£115	Reserved
32	4	7	1	38.2	No	No	£274,000	£164,400	£115	Reserved

All Pocket homes at West Green Place N17 are sold with a 125 year lease with an initial ground rent of £350.

West Green Place N17 is a Car-Free Development (apart from the designated parking spaces provided and in respect of Blue Badge holders) and homeowners cannot apply for a residents' parking permit. A two year Zipcar membership and driving credit of £50 for each of the two years will be provided from completion of the development (expected to be Summer 2020).

Six months' service charge payment will be required upon completion.

Opal House is expected to be ready for occupation in Autumn 2019, but the roof terraces on Arianne House and Kernal House are not expected to be accessible until Spring 2020. The development as a whole and all landscaping is expected to be finished in Summer 2020.

The Show Home is not currently available for sale and will be released at a later date.

04 July 2019