

Door number	Floor	Block	Floorplan type	Bedrooms	Area (sqm)	Outside space	Car parking	Discounted purchase price	Est. monthly service charge (first year)	Status	Aspect
3	GF	A	T03(T)	1	37.91	Terrace	None	£308,000	£183	Available	West & North
5	GF	A	T01(T)	1	38.39	Terrace	None	£312,000	£185	Available	East
11	1	A	T01	1	38.39	No	None	£289,300	£183	Available	East
12	1	A	T01	1	38.39	No	None	£289,300	£183	Available	East
13	1	A	T01	1	38.48	No	None	£289,300	£185	Available	East
19	2	A	T01	1	38.39	No	None	£299,300	£185	Available	East
21	2	A	T01	1	38.48	No	None	£299,300	£189	Available	East
24	3	A	T01H	1	38.39	No	None	£324,600	£185	Available	West
26	3	A	T02	1	40.26	No	None	£324,700	£194	Available	East & North
27	3	A	T01	1	38.39	No	None	£309,300	£185	Available	East
28	3	A	T01	1	38.39	No	None	£309,300	£185	Available	East
29	3	A	T01	1	38.48	No	None	£309,300	£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
34	4	A	T02	1	40.26	No	None	£330,000	£194	Available	East & North
35	4	A	T01	1	38.39	No	None	£319,300	£185	Available	East
37	4	A	T01	1	38.48	No	None	£319,300	£185	Show flat	East

## Woodside Park N12

### Price list

#### Key information

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

**Service charge:** Payable to the Managing Agent, 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 a band C, which is £1,308.30 pa, or £144 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:** January 2025

pocketliving.com

# Woodside Park N12

## Barnet

### Price List