

Door number	Floor	Floorplan type	Bedrooms	Area (sqm)	Outside space	Car parking	Discounted purchase price	Est. monthly service charge (first year)	Aspect	Status
1	GF	T01H(T)	1	38.4	Terrace	None	£308,000	185	West	SOLD
2	GF	T01H(T)	1	38.4	Terrace	None	£308,000	185	West	RESERVED
3	GF	T03(T)	1	37.9	Terrace	None	£308,000	182	West & North	Available
4	GF	T02(T)	1	40.3	Terrace	None	£314,500	194	East & North	Available
5	GF	T01(T)	1	38.4	Terrace	None	£312,000	185	East	Available
7	1	T01H	1	38.4	No	None	£309,400	185	West	Available
8	1	T01H	1	38.4	No	None	£309,400	185	West	Available
9	1	T03	1	38.0	No	None	£309,400	183	West & North	SOLD
11	1	T01	1	38.4	No	None	£289,300	185	East	Available
12	1	T01	1	38.4	No	None	£289,300	185	East	Available
13	1	T01	1	38.5	No	None	£289,300	185	East	Available
16	2	T01H	1	38.4	No	None	£316,300	185	West	Available
17	2	T03	1	38.0	No	None	£316,000	183	West & North	Available
19	2	T01	1	38.4	No	None	£299,300	185	East	Available
21	2	T01	1	38.5	No	None	£299,300	185	East	Available
22	3	T01HV	1	38.3	No	None	£324,600	184	West & South	RESERVED
26	3	T02	1	40.3	No	None	£324,700	194	East & North	Available
28	3	T01	1	38.4	No	None	£309,300	185	East	Available
31	4	T01H	1	38.4	No	None	£334,000	185	West	Available
33	4	T03	1	38.0	No	None	£334,000	183	West & North	SOLD
34	4	T02	1	40.3	No	None	£330,000	194	East & North	Available
36	4	T01	1	38.4	No	None	£330,000	185	East	Available

Woodside Park N12

Price list

Key information

Reservation fee: £500

Incentive: Reserve in July and we'll help you with your moving costs - receive £4,000 plus a brand new e-bike either a Lemmo or a Gazelle Espirit C7 in collaboration with [Fix Your Cycle Incentive](#) (providing completion takes place on or before 13 September 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.

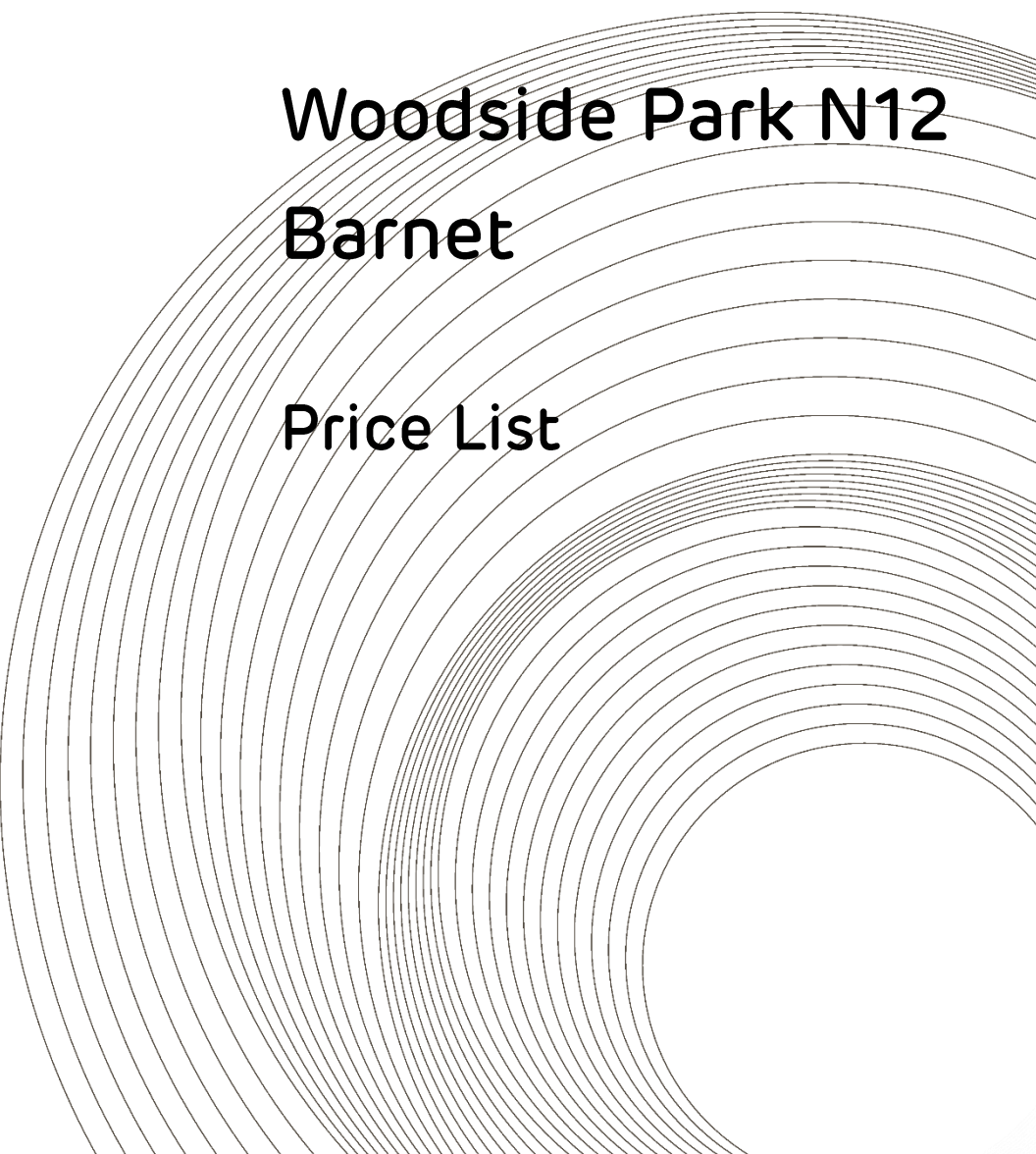
Building Warranty: 10-year Premier Guarantee

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: July 2024

pocketliving.com



Woodside Park N12 Barnet Price List