

**Key information:**

Reservation fee: £500

**Anticipated build completion:** Sheepcote Road HA1 is expected to be ready for occupation in March 2025.

**Lease & ground rent:** One bedroom Pocket homes at Sheepcote Road HA1 are sold with a 999 year lease and with a peppercorn ground rent.

**Energy rating:** Pocket homes at Sheepcote Road HA1 are predicted to have an EPC rating B once completed.

**Council tax:** Council tax banding will take place after the homes are completed.

**Gas supply:** The gas supply at Sheepcote Road HA1 will be a communal system and residents will be billed for their own usage.

**Service charge:** Payable to the Managing Agent, expected to be Haus Block Management, and reviewed annually based on actual spend. 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.

**Building Warranty:** 10-year Premier Guarantee

**Parking:** Sheepcote Road HA1 is a car-free development (apart from with respect to five 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.

December 2024

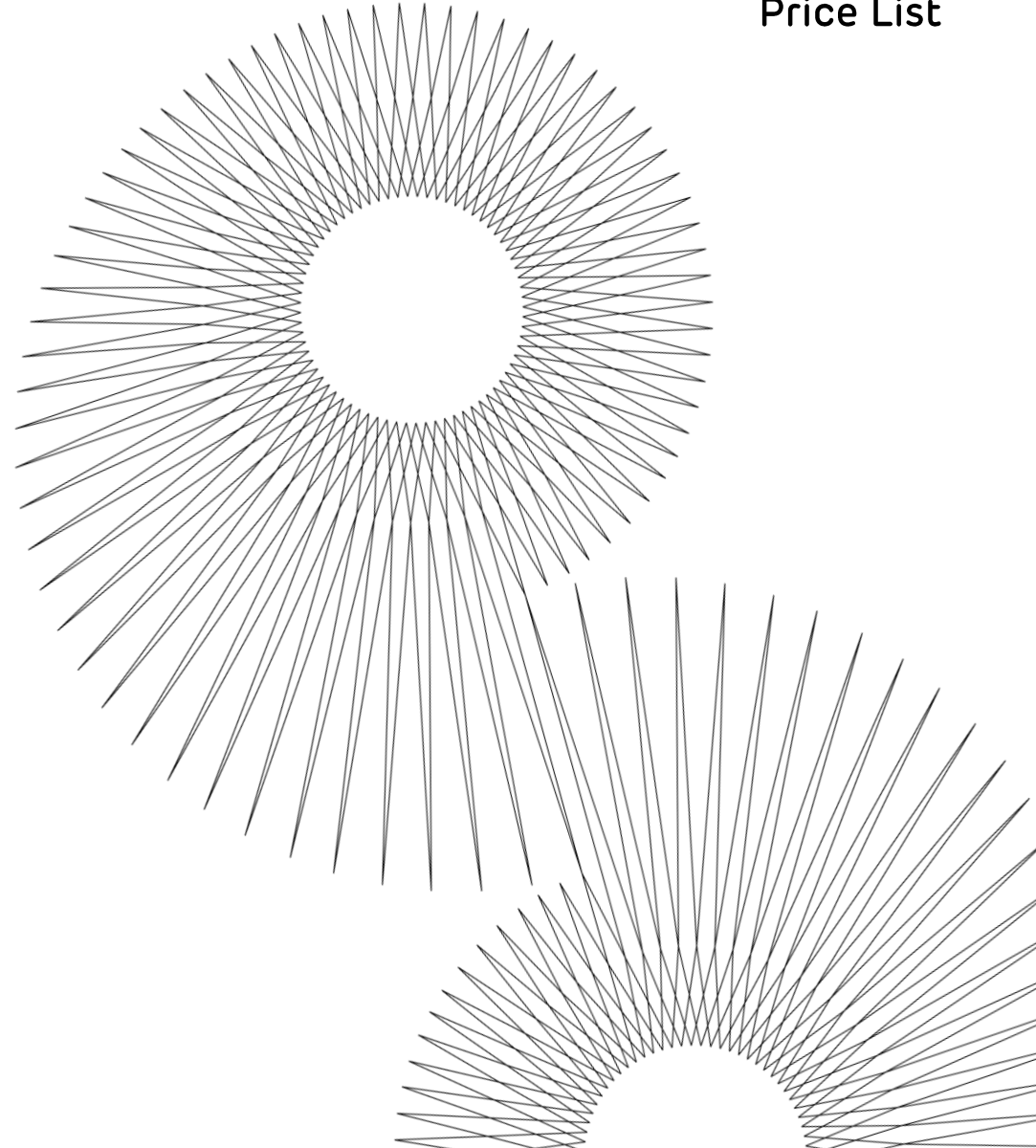


# Sheepcote Road HA1

## Harrow

### Phase 1 – The Garden Homes

### Price List



Door no	Floor level	Floorplan type	Bedrooms	Area (sqm)	Car parking	Outside space	Aspect	Discounted purchase price	Est. monthly service charge (first year)	Status
1	GF	U1AT2H	1	39.4	None	Terrace	Single	£274,000	£138	Available
2	GF	U1AT2	1	39.4	None	Terrace	Single	£274,000	£138	Available
3	GF	U1IT	1	38.7	None	Terrace	Single	£272,000	£136	Available
4	GF	U1BT	1	39.8	None	Terrace	Dual	£280,000	£139	Available
5	GF	U1DT	1	40.1	None	Terrace	Dual	£280,000	£141	Available
6	GF	U1CT	1	38.8	None	Terrace & Garden	Single	£280,000	£136	Available
7	GF	U1AT1	1	39.4	None	Terrace & Garden	Single	£290,000	£138	Show home
8	GF	U1AT1H	1	39.4	None	Terrace & Garden	Single	£290,000	£138	Reserved
9	GF	U1F	1	39	None	Terrace & Garden	Single	£290,000	£137	Available

