

Key information:

Reservation fee: £500

Anticipated build completion: Sheepcote Road HA1 is ready for occupation.

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 have an EPC rating B.

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.

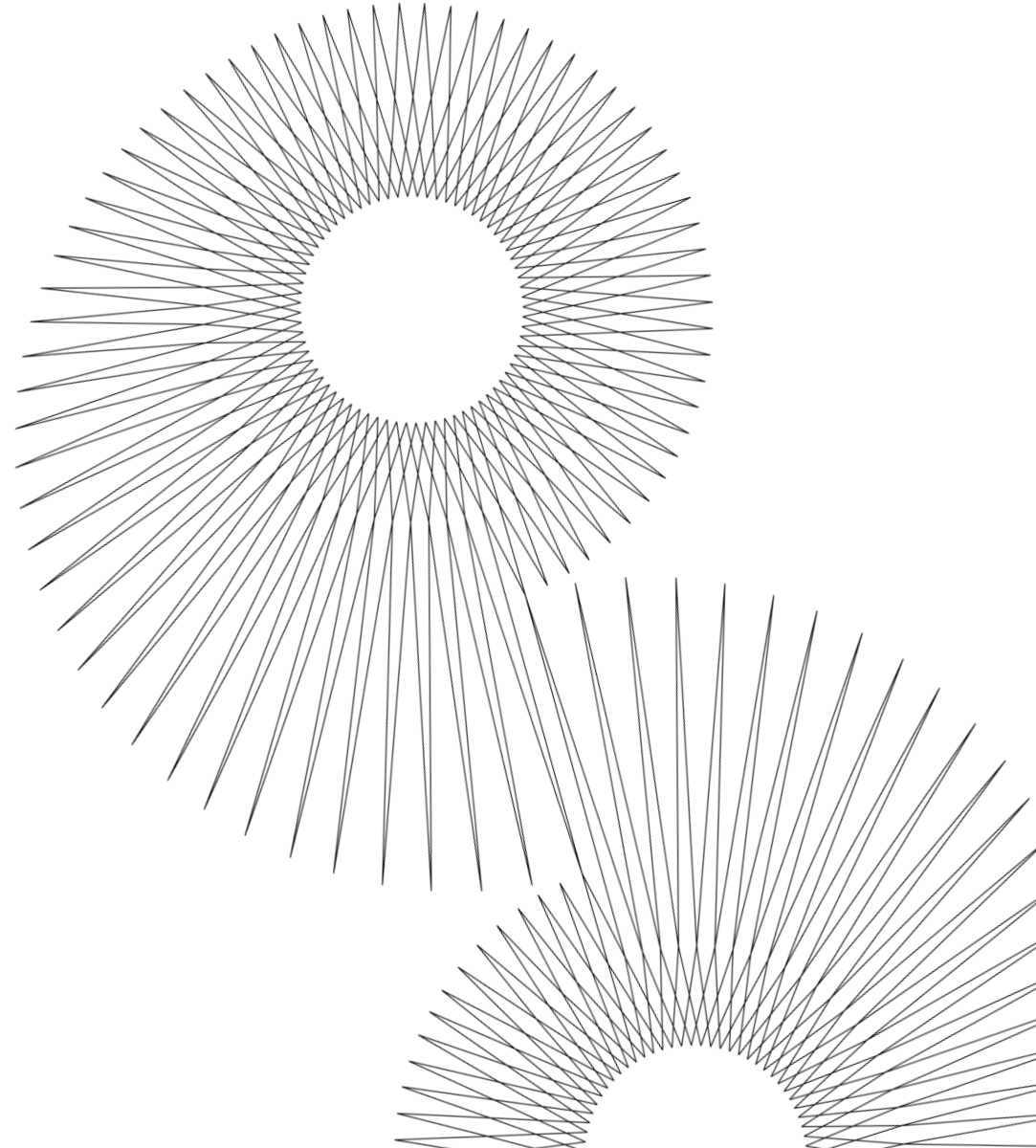
January 2025



Sheepcote Road HA1

Harrow

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 - not available
9	GF	U1F	1	39	None	Terrace & Garden	Single	£290,000	£137	Available
10	01	U3	1	53.6	None	-	Single	£274,000	£188	Available
11	01	U1AH	1	39.4	None	-	Single	£262,000	£138	Available
20	01	U5H	1	42.3	None	-	Single	£266,000	£148	Available
21	01	U2H	1	46.8	None	-	Dual	£270,000	£164	Available
32	02	U5H	1	42.3	None	-	Single	£268,000	£148	Available
33	02	U2H	1	46.8	None	-	Dual	£272,000	£164	Available
34	02	U1CJ	1	38.8	None	-	Single	£264,000	£136	Available
50	04	U5	1	42.3	None	-	Single	£272,000	£148	Available
61	04	U2H	1	46.8	None	-	Dual	£276,000	£164	Available
88	06	U5H	1	42.3	None	-	Single	£280,000	£148	Available
90	06	U1CJ	1	38.8	None	-	Single	£272,000	£136	Available
91	06	U2	1	46.8	None	-	Dual	£280,000	£164	Available
97	07	U1A	1	39.4	None	-	Single	£278,000	£138	Available
98	07	U1AH	1	39.4	None	-	Single	£278,000	£138	Available
105	8	U5H	1	42.3	None	-	Single	£284,000	£148	Available
106	8	U2H	1	46.8	None	-	Dual	£288,000	£164	Available
108	8	U2	1	46.8	None	-	Dual	£288,000	£164	Available