

**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 is yet to be set by the Council.

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

**Service charge:** Payable to the Managing Agent, 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.

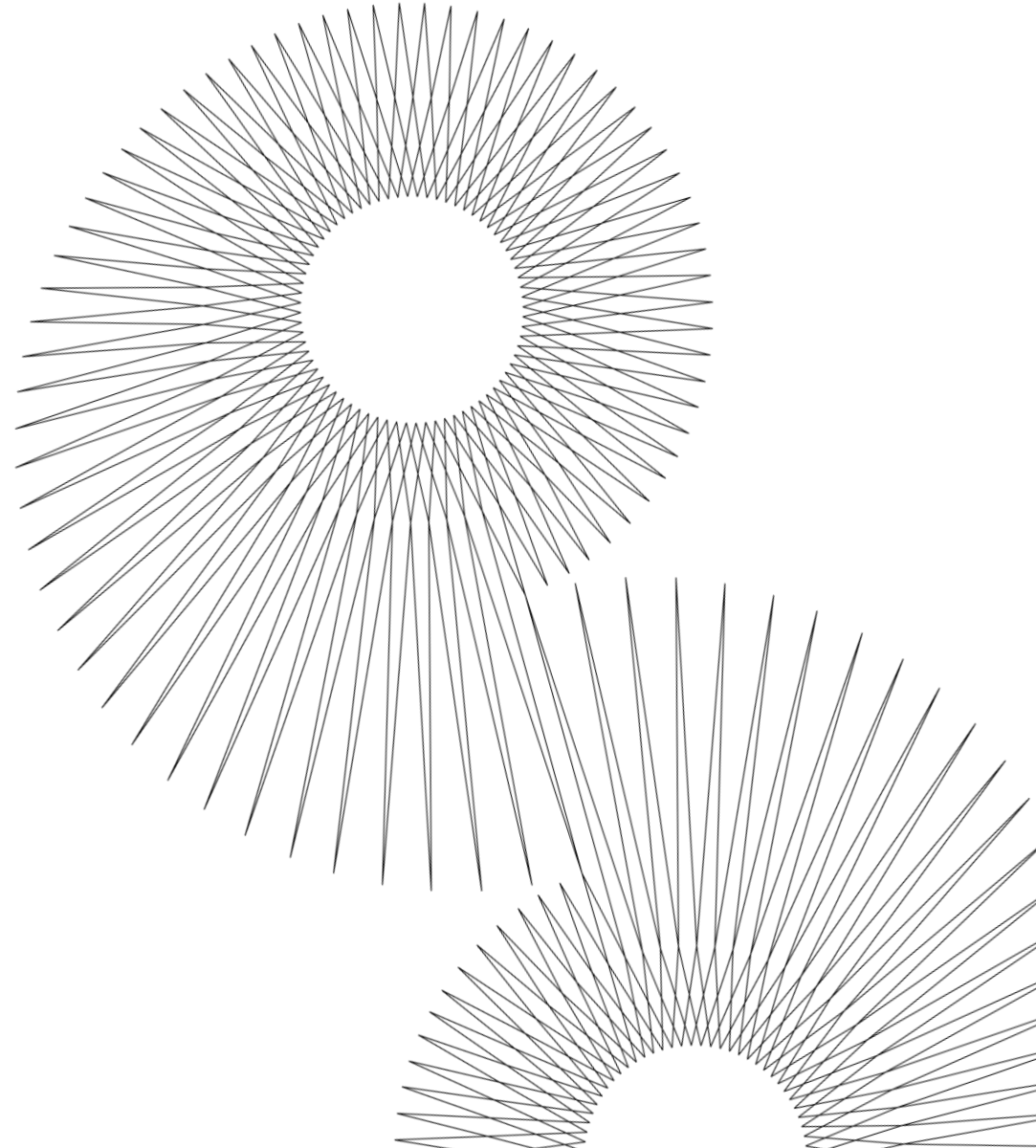
April 2025



# Sheepcote Road HA1

## Harrow

### Price List



Door no	Floor level	Floorplan type	Bedrooms	Area (sqm)	Car parking	Outside space	Discounted purchase price	Est. monthly service charge (first year)	Status
2	GF	U1AT2	1	39.4	None	Terrace	£274,000	£138	Available
4	GF	U1BT	1	39.8	None	Terrace	£280,000	£139	Available
5	GF	U1DT	1	40.1	None	Terrace	£280,000	£141	Available
6	GF	U1CT	1	38.8	None	Terrace & Garden	£280,000	£136	Under Offer
7	GF	U1AT1	1	39.4	None	Terrace & Garden	£290,000	£138	Show home - not available
9	GF	U1F	1	39	None	Terrace & Garden	£290,000	£137	Reserved
10	1	U3	1	53.6	None	-	£274,000	£188	Reserved
11	1	U1AH	1	39.4	None	-	£262,000	£138	Available
19	1	U1A	1	39.4	None	-	£262,000	£138	Available
20	1	U5H	1	42.3	None	-	£266,000	£148	Available
21	1	U2H	1	46.8	None	-	£270,000	£164	Reserved
32	2	U5H	1	42.3	None	-	£268,000	£148	Reserved
33	2	U2H	1	46.8	None	-	£272,000	£164	Available
34	2	U1CJ	1	38.8	None	-	£264,000	£136	Available
35	2	U2	1	46.8	None	-	£272,000	£164	Available
50	4	U5	1	42.3	None	-	£272,000	£148	Available
60	4	U5H	1	42.3	None	-	£272,000	£148	Available
61	4	U2H	1	46.8	None	-	£276,000	£164	Reserved
63	4	U2	1	46.8	None	-	£276,000	£164	Available
88	6	U5H	1	42.3	None	-	£280,000	£148	Under Offer
89	6	U2H	1	46.8	None	-	£284,000	£164	Under Offer
90	6	U1CJ	1	38.8	None	-	£272,000	£136	Available
91	6	U2	1	46.8	None	-	£280,000	£164	Under Offer
97	7	U1A	1	39.4	None	-	£278,000	£138	Available
98	7	U1AH	1	39.4	None	-	£278,000	£138	Available
104	8	U5	1	42.3	None	-	£280,000	£148	Available
105	8	U5H	1	42.3	None	-	£284,000	£148	Available
106	8	U2H	1	46.8	None	-	£288,000	£164	Reserved
108	8	U2	1	46.8	None	-	£288,000	£164	Reserved