

Key information:

Incentive: £2,000 cashback for reservations in September if exchange takes place within 6 weeks of reservation.

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 is band C which is £2,129.65 per year (£177.5 per month).

Energy supply: The heating and hot water at Sheepcote Road HA1 will be provided by a communal system powered by a communal gas supply. Residents will be billed as per their own usage and will not be able to change their provider individually.

Service charge: Payable to the Managing Agent (responsible for the day-to-day running of the building), 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.

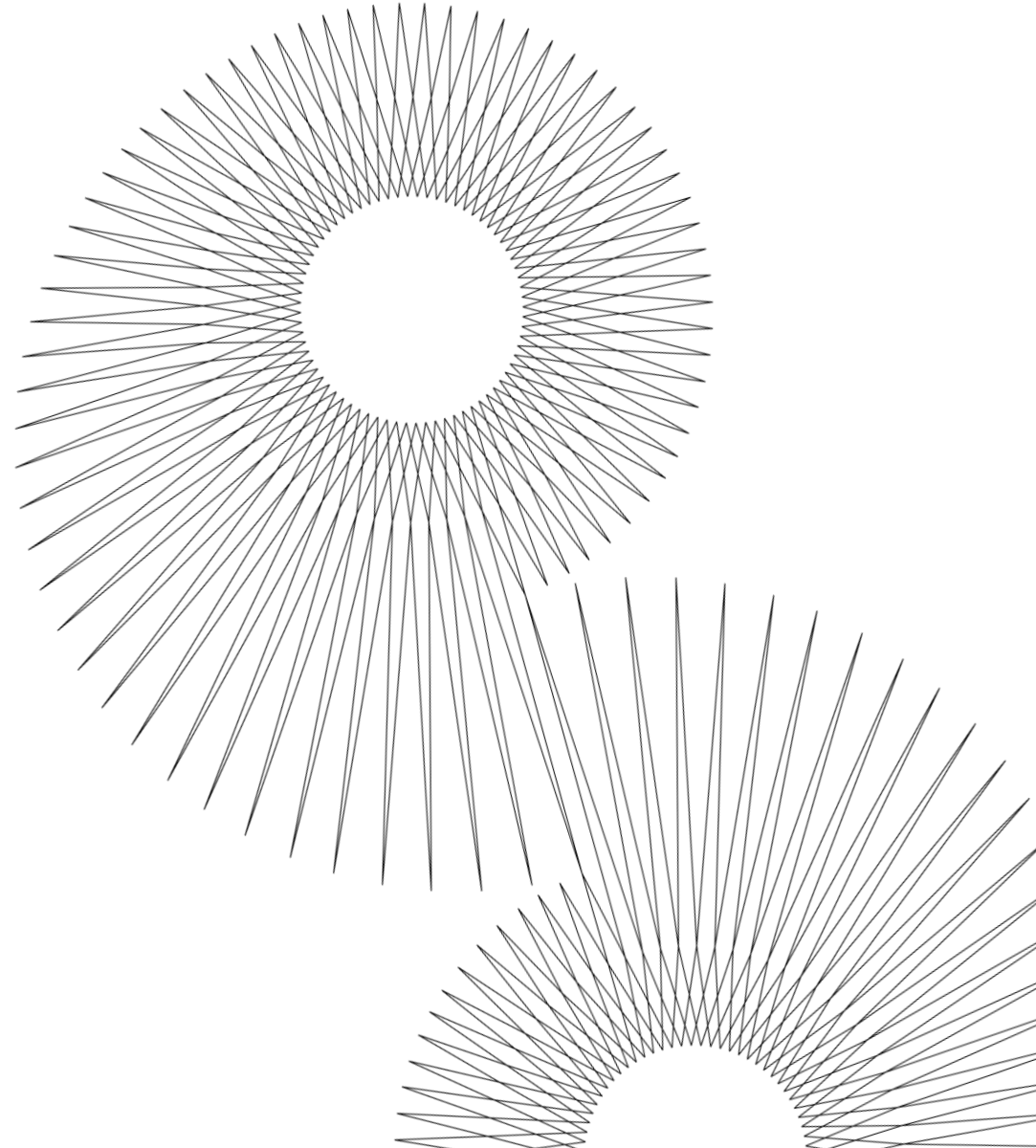
September 2025



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
3	GF	U1IT	1	38.7	None	Terrace	£272,000	£136	Available
4	GF	U1BT	1	39.8	None	Terrace	£280,000	£139	Reserved
5	GF	U1DT	1	40.1	None	Terrace	£280,000	£141	Available
10	1	U3	1	53.6	None	-	£274,000	£188	Available
11	1	U1AH	1	39.4	None	-	£262,000	£138	Available
12	1	U1A	1	39.4	None	-	£262,000	£138	Available
19	1	U1A	1	39.4	None	-	£262,000	£138	Reserved
20	1	U5H	1	42.3	None	-	£266,000	£148	Under Offer
33	2	U2H	1	46.8	None	-	£272,000	£164	Reserved
34	2	U1CJ	1	38.8	None	-	£264,000	£136	Showhome - not for sale
35	2	U2	1	46.8	None	-	£272,000	£164	Available
50	4	U5	1	42.3	None	-	£272,000	£148	Available
78	6	U5	1	42.3	None	-	£276,000	£148	Available
90	6	U1CJ	1	38.8	None	-	£272,000	£136	Available
97	7	U1A	1	39.4	None	-	£278,000	£138	Available
98	7	U1AH	1	39.4	None	-	£278,000	£138	Available
99	7	U1A	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	Under Offer