

| Door no | Floor level | Floorplan type | Bedrooms | Area (sqm) | Car Parking | Outside space | Discounted purchase price | 5% deposit contribution | Est. monthly service charge<br>Mar 25 - Mar 26 | Status      |
|---------|-------------|----------------|----------|------------|-------------|---------------|---------------------------|-------------------------|------------------------------------------------|-------------|
| 2       | GF          | U1AT2          | 1        | 39.4       | No          | Terrace       | £274,000                  | n/a                     | £138                                           | Available   |
| 3       | GF          | U1IT           | 1        | 38.7       | No          | Terrace       | £272,000                  | £13,600                 | £136                                           | Under Offer |
| 5       | GF          | U1DT           | 1        | 40.1       | No          | Terrace       | £280,000                  | n/a                     | £141                                           | Available   |
| 10      | 1           | U3             | 1        | 53.6       | No          | No            | £274,000                  | n/a                     | £188                                           | Reserved    |
| 11      | 1           | U1AH           | 1        | 39.4       | No          | No            | £262,000                  | n/a                     | £138                                           | Available   |
| 12      | 1           | U1A            | 1        | 39.4       | No          | No            | £262,000                  | £13,100                 | £138                                           | Available   |
| 20      | 1           | U5H            | 1        | 42.3       | No          | No            | £266,000                  | n/a                     | £148                                           | Available   |
| 33      | 2           | U2H            | 1        | 46.8       | No          | No            | £272,000                  | n/a                     | £164                                           | Available   |
| 34      | 2           | U1CJ           | 1        | 38.8       | No          | No            | £264,000                  | n/a                     | £136                                           | Show home   |
| 35      | 2           | U2H            | 1        | 46.8       | No          | No            | £272,000                  | n/a                     | £164                                           | Available   |
| 50      | 4           | U5             | 1        | 42.3       | No          | No            | £276,000                  | n/a                     | £148                                           | Reserved    |
| 78      | 6           | U5             | 1        | 42.3       | No          | No            | £272,000                  | n/a                     | £148                                           | Available   |
| 90      | 6           | U1CJ           | 1        | 38.8       | No          | No            | £276,000                  | n/a                     | £136                                           | Available   |
| 97      | 7           | U1A            | 1        | 39.4       | No          | No            | £278,000                  | n/a                     | £138                                           | Available   |
| 98      | 7           | U1AH           | 1        | 39.4       | No          | No            | £278,000                  | n/a                     | £138                                           | Available   |
| 99      | 7           | U1A            | 1        | 39.4       | No          | No            | £278,000                  | n/a                     | £138                                           | Available   |
| 104     | 8           | U5             | 1        | 42.3       | No          | No            | £280,000                  | n/a                     | £148                                           | Available   |

## Sheepcote Road HA1

Price list

Key information

**Reservation fee:** £500

**Incentive:** Please refer to price list above.

**Minimum deposit:** 10% of the purchase price

**Lease and ground rent:** Pocket homes at Sheepcote Road HA1 are sold with a 999-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 charges will be reviewed annually based on actual spend.

**Council Tax:** The Council Tax for these homes is a band C, which is £2,129.65 pa, or £177.5 per month.

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

**Parking:** Sheepcote Road HA1 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:** November 2025

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# Sheepcote Road HA1 Harrow

## Price List