

## Key information

**Incentive:** 5% deposit contribution on Flat 3 and Flat 11, and £2,000 cashback on all other homes for reservations if exchange takes place within 6 weeks of legal pack issue.

**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 (until December 2035)

**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.

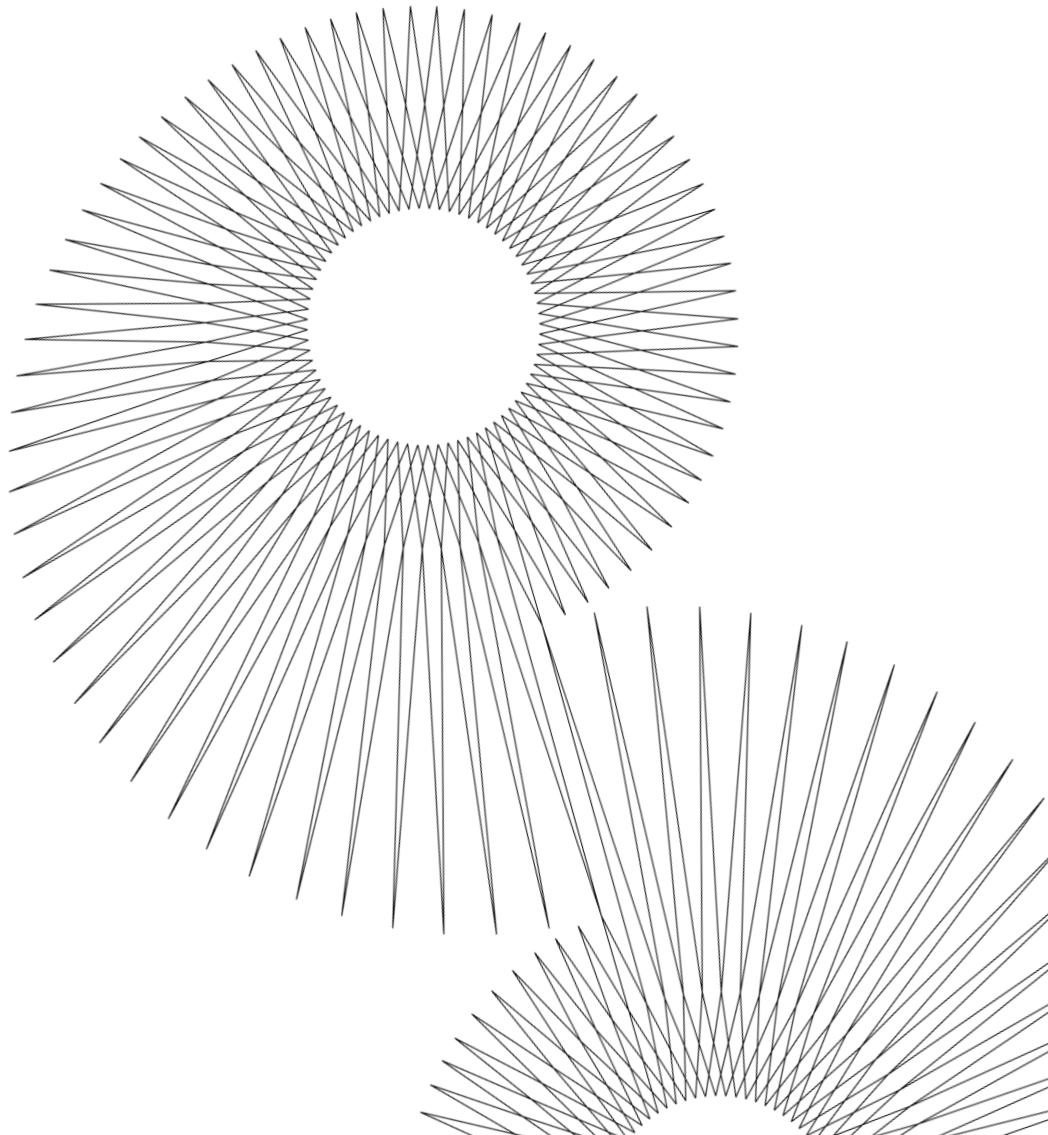
**Appliances:** Plumbing and wiring for a washing machine is provided in the utility cupboard. Plumbing and wiring for a dishwasher is provided in the kitchen.

February 2026



# Sheepcote Road HA1 Harrow

## Price List



| Door no | Floor level | Floorplan type | Bedrooms | Area (sqm) | Car parking | Outside space | Discounted purchase price | 5% deposit contribution incentive | Est. monthly service charge (first year) | Status                  |
|---------|-------------|----------------|----------|------------|-------------|---------------|---------------------------|-----------------------------------|--|-------------------------|
| 2       | GF          | U1AT2          | 1        | 39.4       | None        | Terrace       | £274,000                  | n/a                               | £138                                     | Available               |
| 5       | GF          | U1DT           | 1        | 40.1       | None        | Terrace       | £280,000                  | n/a                               | £141                                     | Available               |
| 11      | 1           | U1AH           | 1        | 39.4       | None        | -             | £262,000                  | £13,100                           | £138                                     | Reserved                |
| 12      | 1           | U1A            | 1        | 39.4       | None        | -             | £262,000                  | £13,100                           | £138                                     | Available               |
| 20      | 1           | U5H            | 1        | 42.3       | None        | -             | £266,000                  | n/a                               | £148                                     | Reserved                |
| 33      | 2           | U2H            | 1        | 46.8       | None        | -             | £272,000                  | n/a                               | £164                                     | Reserved                |
| 34      | 2           | U1CJ           | 1        | 38.8       | None        | -             | £264,000                  | n/a                               | £136                                     | Showhome - not for sale |
| 35      | 2           | U2             | 1        | 46.8       | None        | -             | £272,000                  | n/a                               | £164                                     | Available               |
| 50      | 4           | U5             | 1        | 42.3       | None        | -             | £272,000                  | n/a                               | £148                                     | Reserved                |
| 78      | 6           | U5             | 1        | 42.3       | None        | -             | £276,000                  | n/a                               | £148                                     | Available               |
| 97      | 7           | U1A            | 1        | 39.4       | None        | -             | £278,000                  | n/a                               | £138                                     | Available               |
| 98      | 7           | U1AH           | 1        | 39.4       | None        | -             | £278,000                  | n/a                               | £138                                     | Available               |
| 104     | 8           | U5             | 1        | 42.3       | None        | -             | £280,000                  | n/a                               | £148                                     | Available               |