



**Moore House, Sheepcote Road**

**£317,000 Leasehold**

**Moore House is a recently built development, situated within the heart of Harrow's Town centre. This convenient location provides easy access to comprehensive shopping and transport facilities, plus many of the leisure facilities that Harrow has to offer. The flat, which is 610 sq ft, is located on the sixth floor, which is accessed by a lift, and enjoys expansive views from the balcony. It is presented for sale in excellent condition, and features a modern white suite in the bathroom, and the kitchen has white high gloss cabinets and built in appliances. It also benefits from a long lease of 119 years, underfloor heating and double glazed windows, making this an energy efficient home.**

**Council Tax Band; C  
EPC Rating: B**

- 610 sq. ft One Bedroom Flat • 6th Floor Apartment with Lift Access • Underfloor heating & Modern Appliances • Harrow-on-the-Hill station within Walking Distance • Large Private Balcony with views • 119 Years Lease with No Ground Rent



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### **FURTHER DETAILS**

Located on the sixth floor, and accessed by stairs or a lift, the accommodation of the flat comprises of an entrance hall, lounge and kitchen areas, bedroom and bathroom. There is also a balcony.

### **LEASE/SERVICE CHARGE**

The lease is 125 years(minus 10 days) from the 1st January 2020, leaving 119 years. The service charge for the period: 1 April 2026 to 31 March 2027 is £2,984.18 which includes a contribution of £418.81 towards the sinking fund. The seller is in the process of completing a deed of variation under which the ground rent will be reduced to Peppercorn/Nil on completion.

### **LOCATION**

Moore House is fabulously located within Harrow's town centre. Here there is a comprehensive selection of shopping and leisure facilities including a multi screen cinema. Also within walking distance is Harrow on the Hill train station where both Metropolitan and Chiltern Line trains take you into Central London. Many bus routes also emanate from here, including the Superloop SL9 bus which takes you to Heathrow Airport.

### **CONTACT RAWLINSON GOLD**

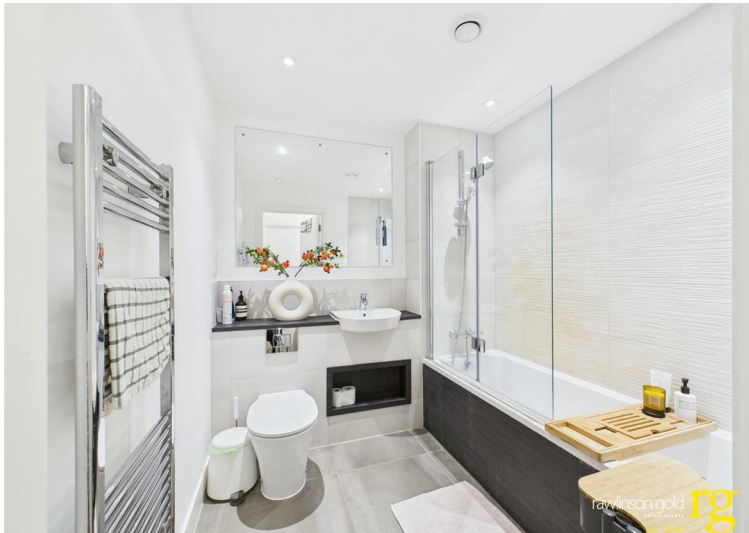
If you would like to arrange a viewing or discuss any aspect of this property, please contact our Harrow Office on 020 8861 2020 or by email at [harrow@rawlinsongold.co.uk](mailto:harrow@rawlinsongold.co.uk)

### **FREE MARKET APPRAISAL**

Please contact our Harrow Office if we can be of assistance with the sale or rental of your current property.



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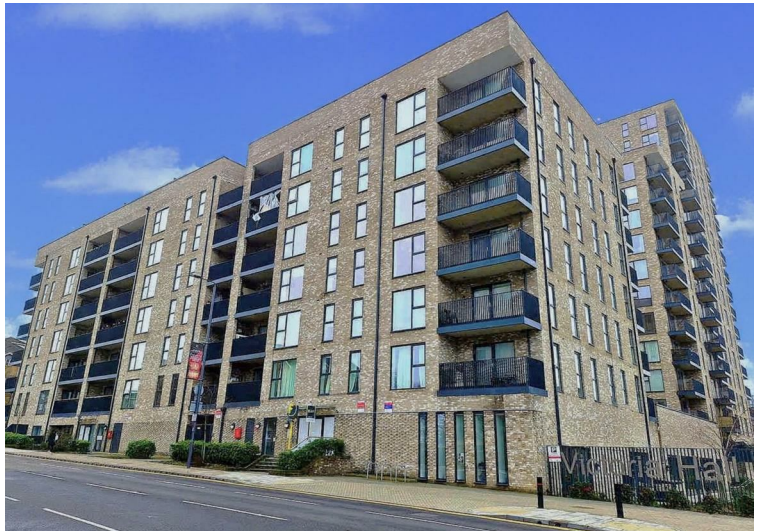
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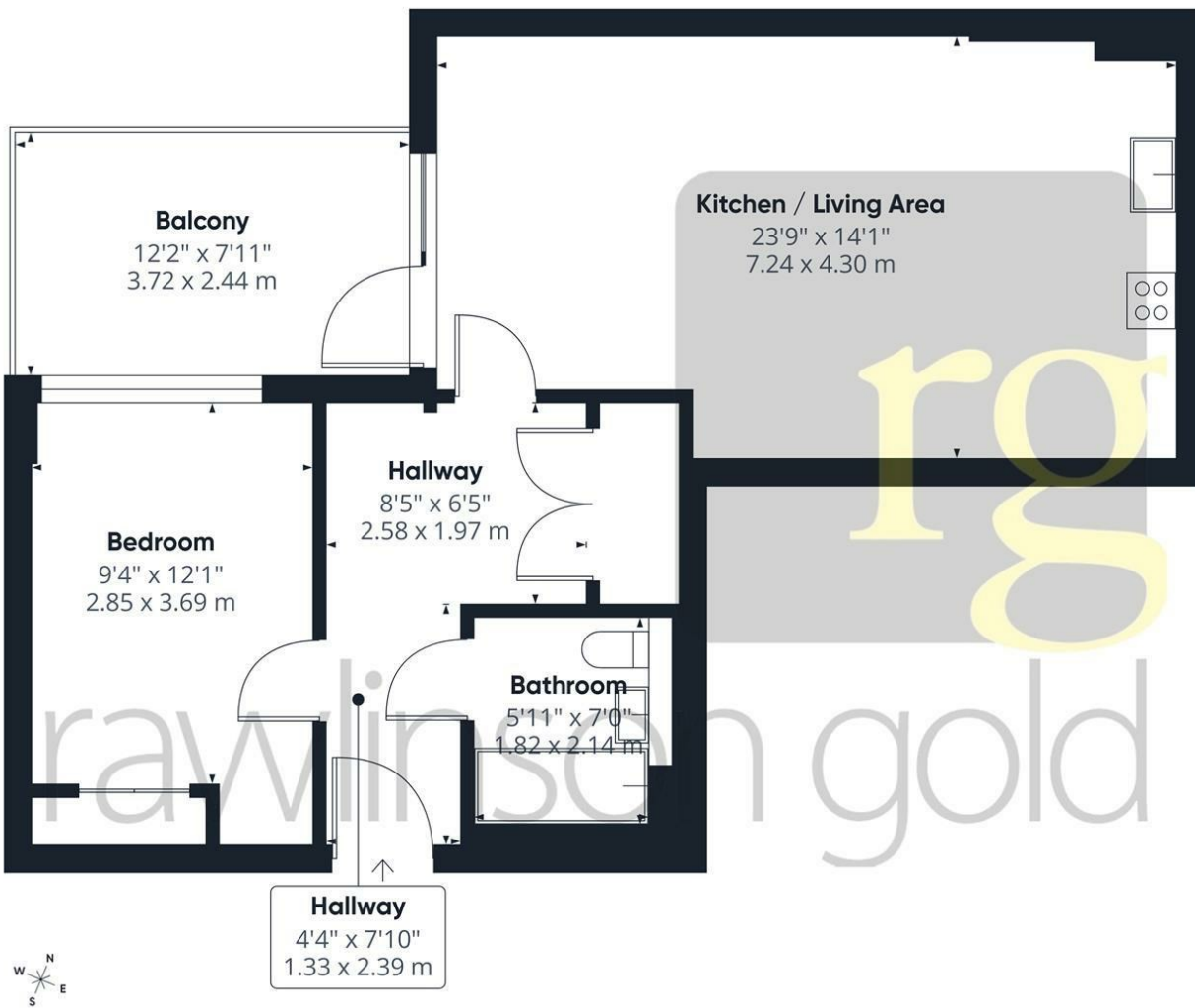


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**Approximate total area<sup>(1)</sup>**

610 ft<sup>2</sup>  
56.7 m<sup>2</sup>

**Balconies and terraces**

97 ft<sup>2</sup>  
9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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