



The Foundry, 49 Brownlow Road, London, NW10 9QS

Asking Price £335,000

2 1 1 1

# Floor Plan

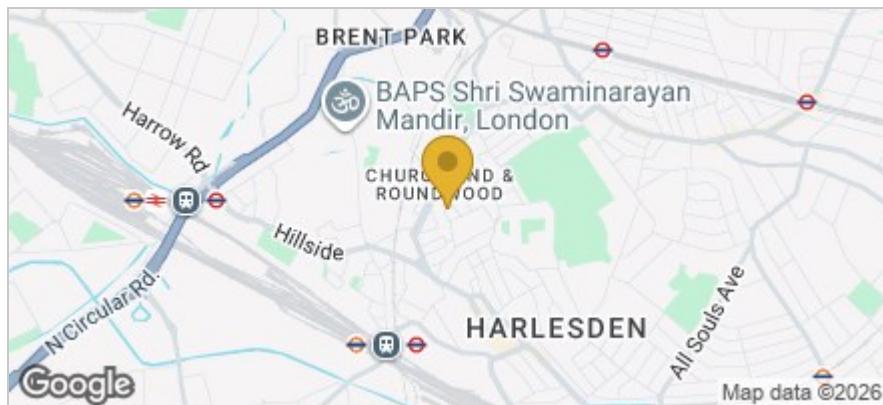
The Foundry, NW10 9QS

Approx Gross Internal Area = 48.5 sq m / 522 sq ft



Ref : **Copyright PLAN**  
The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan.  
If there is any aspect of particular importance, you should carry out your own inspection of the property.

# Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Accommodation

- Share of Freehold with a Lease of 98 Years Remaining
- Ground floor flat in excellent condition
- Moments from Harlesden Station & the Grand Union Canal
- Set within one of London's most creative neighbourhoods
- Vibrant local food scene with renowned restaurants
- Service Charges - £1,118 per year - includes building Insurance
- Nearby pubs: The Island, The Grand Junction Arms & The Royal Oak
- Excellent transport links – Harlesden, Neasden & Willesden Junction
- Strong community feel and year-round cultural events
- Private Garden



## Sudbury

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