



**£240,000**

**TENURE : LEASEHOLD**

**Galdana Avenue, New Barnet EN5**

**Bedrooms : 2**

**Bathrooms : 1**

**Reception Rooms : 1**

**2 BEDROOM GROUND FLOOR  
FLAT WITH OWN ENTRANCE**

**COMMUNAL GARDENS**

**DOUBLE GLAZED - GAS  
CENTRAL HEATING**

**ALLOCATED PARKING**

**LOCATED IN A QUIET  
LOCATION**

**LARGE LOUNGE**

**Mantlestates**

2A Church Hill Road, East Barnet, EN4 8TB

office@mantlestates.com | 0208 275 1555

Website: <https://mantlestates.com/>



## Public Notice

Address: **Ground Floor Flat, 31 Galdana Avenue, Barnet EN5 5JT**

We are acting in the sale of the above property and have received an offer of **£220,000**.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating - C

2 BEDROOM GROUND FLOOR FLAT with own entrance. Double-glazed, gas central heating.

Set in a quiet location with communal gardens and allocated parking. 59-year lease remaining. Offered Chain free.

EPC rating C

**LOUNGE:** 15' 04" x 13' 07" (4.67m x 4.14m)

Double glazed window on 2 aspects, wood floor, dado rail.

**KITCHEN:** 7' 02" x 7' 02" (2.18m x 2.18m)

Double glazed window to the side aspect, stainless steel sink drainer with mixer tap, wall & base units, plumbing for dishwasher, plumbing for washing machine, gas cooker, part tiled wall, tiled floor.

**HALL:** 7' 02" x 5' 00" (2.18m x 1.52m)

Wood floor, dado rail, radiator. Storage cupboard: 3'10 x 3'04 Storage cupboard: 2'04 x 2'00

**BATHROOM:** 8' 00" x 6' 06" (2.44m x 1.98m)

Storage cupboard, panel bath with mixer tap & shower attachment, wash hand basin with mixer tap in vanity unit, low-level flush w/c, radiator, tiled wall, tiled floor, extractor.

**BEDROOM:** 8' 08" x 7' 00" (2.64m x 2.13m)

Double-glazed window to the side aspect, wood floor, radiator.

**BEDROOM:** 9' 02" x 13' 10" (2.79m x 4.22m)

Double-glazed window to the side aspect, wood floor, radiator.

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