



£210,000

Galdana Avenue, New Barnet EN5




BRITISH
PROPERTY
AWARDS

2021
2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN BARNET

 **2**
Bedrooms

 **1**
Bathroom

2A Church Hill Road, East Barnet, EN4 8TB |
office@mantlestates.com

0208 275 1555



Public Notice

Address: Ground Floor Flat, 31 Galdana Avenue, Barnet EN5 5JT. 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 CASH BUYERS ONLY

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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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