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**Galdana Avenue**  
Barnet

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# Galdana Avenue, Barnet, EN5 5LJ

NO ONWARD CHAIN. This two bedroom second floor apartment offers circa 550 sq ft of bright and spacious accommodation comprising of entrance hallway, fabulous lounge/diner, kitchen, two bedrooms and bathroom. The property also benefits from remaining lease in excess of 148 years, communal gardens and allocated parking space.

Located close to local shopping facilities & easy access to New Barnet Shopping facilities, Restaurants & Train station.







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Approximate Gross Internal Area 549 sq ft - 51 sq m

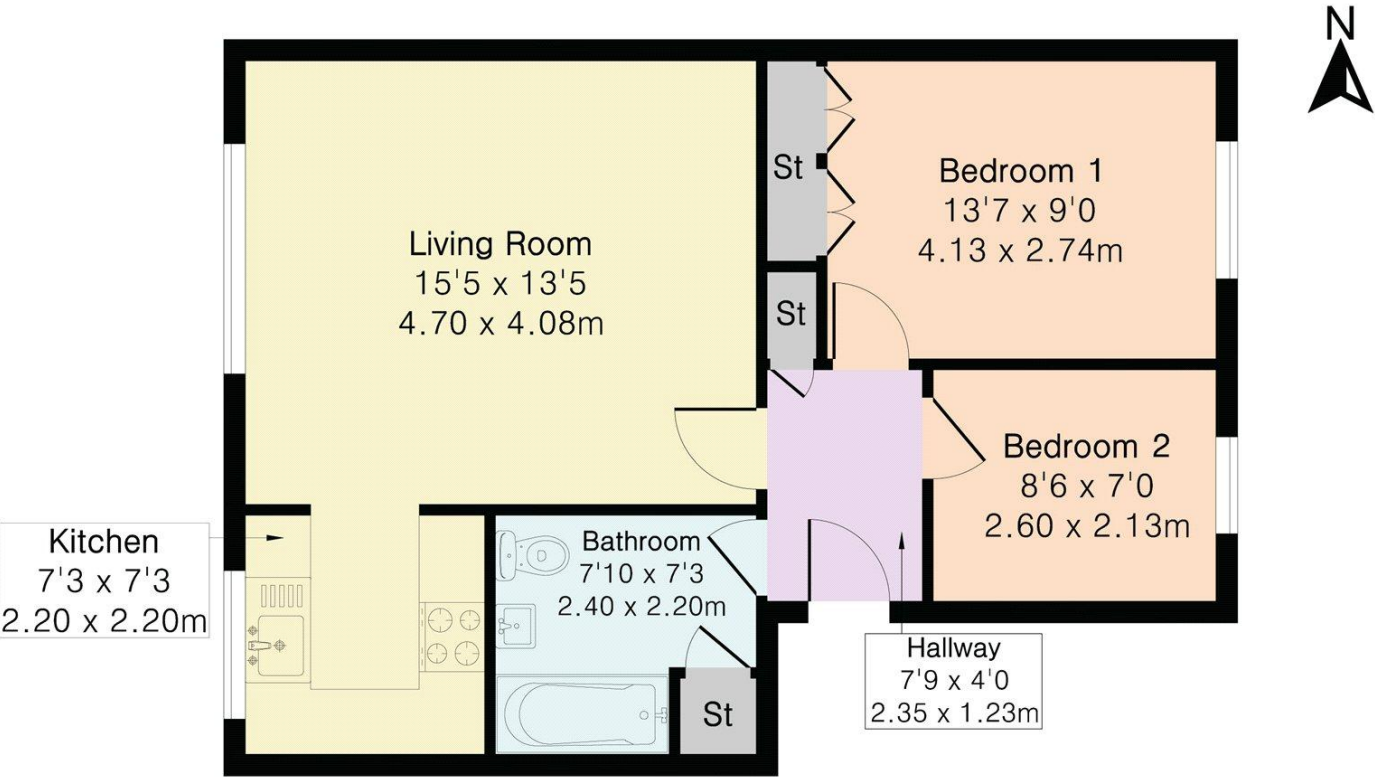


Local Authority: Barnet

Council Tax band: C

Tenure: Leasehold | 148 Years

Service Charge: £1,931



Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property, All sizes are approximate. All dimensions include wardrobe spaces where applicable.



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## **STATONS BARNET**

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