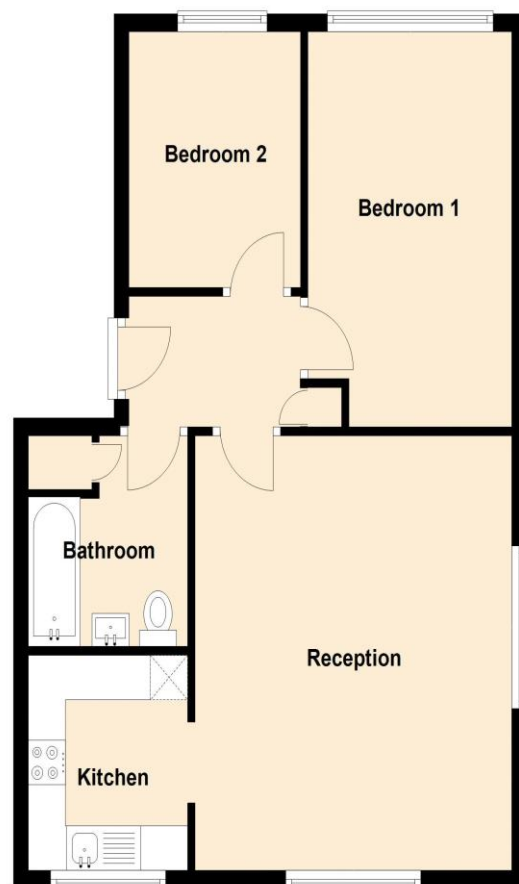


## Floorplan

Ground Floor



## Energy Performance Certificate

EPC to follow

1. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order, or fit for their purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
2. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.
3. Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
4. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
5. Floor plans remain copyright of Hamilton Chase Estate Agents and are not to be copied in part or full without written consent, are provided for illustrative purposes only and are not to scale.

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# HamiltonCHASE



## Galdana Avenue, Barnet, EN5 5LJ

Situated in this sought after cul de position within easy access of local schools, shops, Tudor park and New Barnet overground station Hamilton Chase are delighted to offer for sale this attractive two bedroom top floor apartment of which an internal viewing is most highly recommended. Features include two bedrooms, bright spacious lounge, fitted kitchen, gas central heating, double glazing, long lease, chain free, allocated parking space.

**Leasehold**

**£305,000**

[hamiltonchase.co.uk](http://hamiltonchase.co.uk)

020 8441 1123



## Accommodation

### COMMUNAL ENTRANCE



### FRONT DOOR

### HALLWAY 6' 10" x 4' 8" (2.08m x 1.42m)

Fitted carpet, radiator, power point, built in storage cupboard.

### LOUNGE 15' 7" x 12' 8" (4.75m x 3.86m)

Double glazed dual aspect windows to rear and side aspect, fitted carpet, power points, tv power point, two radiators, telephone point.

### KITCHEN 7' 1" x 7' 1" (2.16m x 2.16m)

Range of fitted wall and base units with rolled top work surfaces, stainless steel built in gas hob and electric oven, splash back tiling, power points, plumbing for washing machine, stainless steel sink/drainers with cupboards underneath, lino flooring, wall mounted gas central heating boiler, double glazed window to rear aspect.



### BEDROOM 1 13' 6" x 9' 0" (4.11m x 2.74m)

Double glazed window to front aspect, fitted carpet, radiator, power points.

### BEDROOM 2 8' 5" x 6' 10" (2.56m x 2.08m)

Double glazed window to front aspect, fitted carpet, power points, telephone point, radiator.



### BATHROOM 7' 5" x 6' 6" (2.26m x 1.98m)

Enclosed paneled bath, wash/hand basin, low level wc, fitted carpet, radiator, splash back tiling, extractor fan, access to loft space, built in cupboard housing hot water tank and storage space.



### ALLOCATED PARKING SPACE



### TUDOR PARK

## Map of location

