



**91 Rivers Apartments
Cannon Road, Tottenham**

£340,000 Leasehold



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473 High Street, Tottenham, London,
N17 6QA

020 8801 2696
www.kings-group.net

- Two Bedroom Flat
- 20th Floor
- Immaculate Condition Throughout
- West Facing Balcony
- Lift Access
- Chain Free
- Double Bedrooms
- Excellent Location
- Minutes Away From White Hart Lane Overground Station
- EPC Rating : B

plans for a new public square featuring additional retail and dining options, the area is set to become a vibrant and dynamic hub – bringing investment, jobs, and growth to the local community.

Council Tax Band C
Lease - 88 Years Remaining
Service Charge - £2,160.00 Per Annum, £180 Per Month
Flood Risk - Rivers & Seas: Very Low, Surface Water:
Very Low

Kings Group are delighted to present this beautifully presented two-bedroom flat, set within a modern development and offering breath-taking views across the London skyline. Immaculately maintained throughout, the property features a spacious and light-filled living and dining area, a sleek modern fitted kitchen, and a west-facing balcony perfect for enjoying sunset views. There are two generous double bedrooms, a contemporary three-piece family bathroom, and ample built-in storage throughout, making it an ideal home for first-time buyers or investors alike.

Perfectly positioned in the heart of a major regeneration zone, the flat is just moments from White Hart Lane Station, with direct connections to Seven Sisters (Victoria Line) and onward to Liverpool Street, offering fast and convenient access to Central London. The area is also well served by excellent bus routes linking the wider city.

Residents will benefit from close proximity to local schools, amenities, and an increasing variety of restaurants and cafes. With new shops being developed alongside the nearby Tottenham Hotspur Stadium and

20TH FLOOR
74.0 sq.m. (797 sq.ft.) approx.



TOTAL FLOOR AREA : 74.0 sq.m. (797 sq.ft.) approx.
Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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