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## Cannon Road, London, N17 8FE



**30% Shared ownership £102,000**

30% Shared Ownership

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.





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



TOTAL FLOOR AREA : 74.0 sq.m. (797 sq.ft.) approx.

Whilst 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

