

Cannon Road, London, N17 8FE



Guide Price £340,000

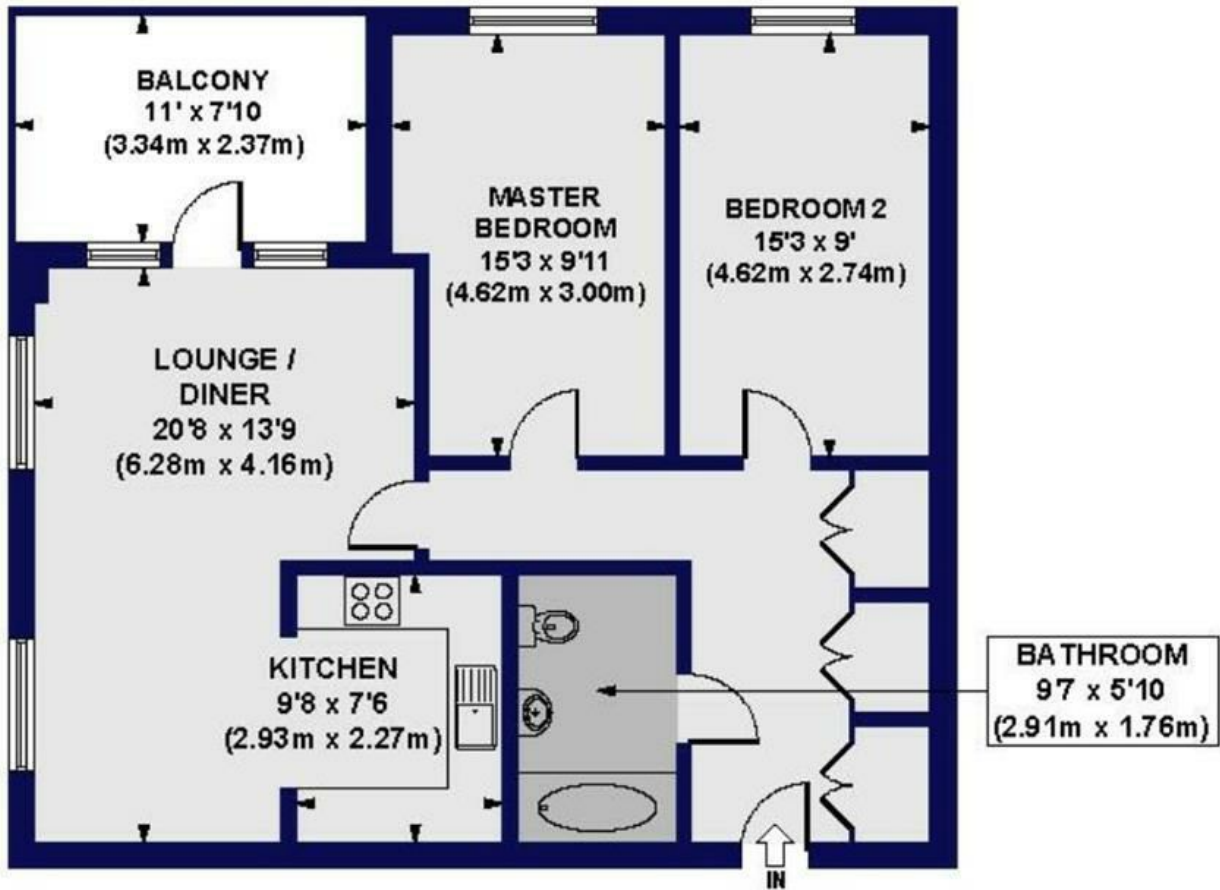
Kings Group are delighted to present this beautifully presented two-bedroom flat, set within a modern development and offering breath-taking views across the London skyline. Immaculately maintained throughout, the property features a spacious and light-filled living and dining area, a sleek modern fitted kitchen, and a balcony perfect for enjoying the 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 plans for a new



Approx. Gross Internal Floor Area 825 sq. ft / 76.62 sq. m



NINTH FLOOR

| 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 ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |



Associated Offices in London, Essex and Hertfordshire
 Kings Head Office Tudor Lodge, Burton Lane, Goffs Oak, Hertfordshire EN7 6SY Tel: 01707-872000

