

**Cannon Road, London, N17 8FE**



**£360,000**

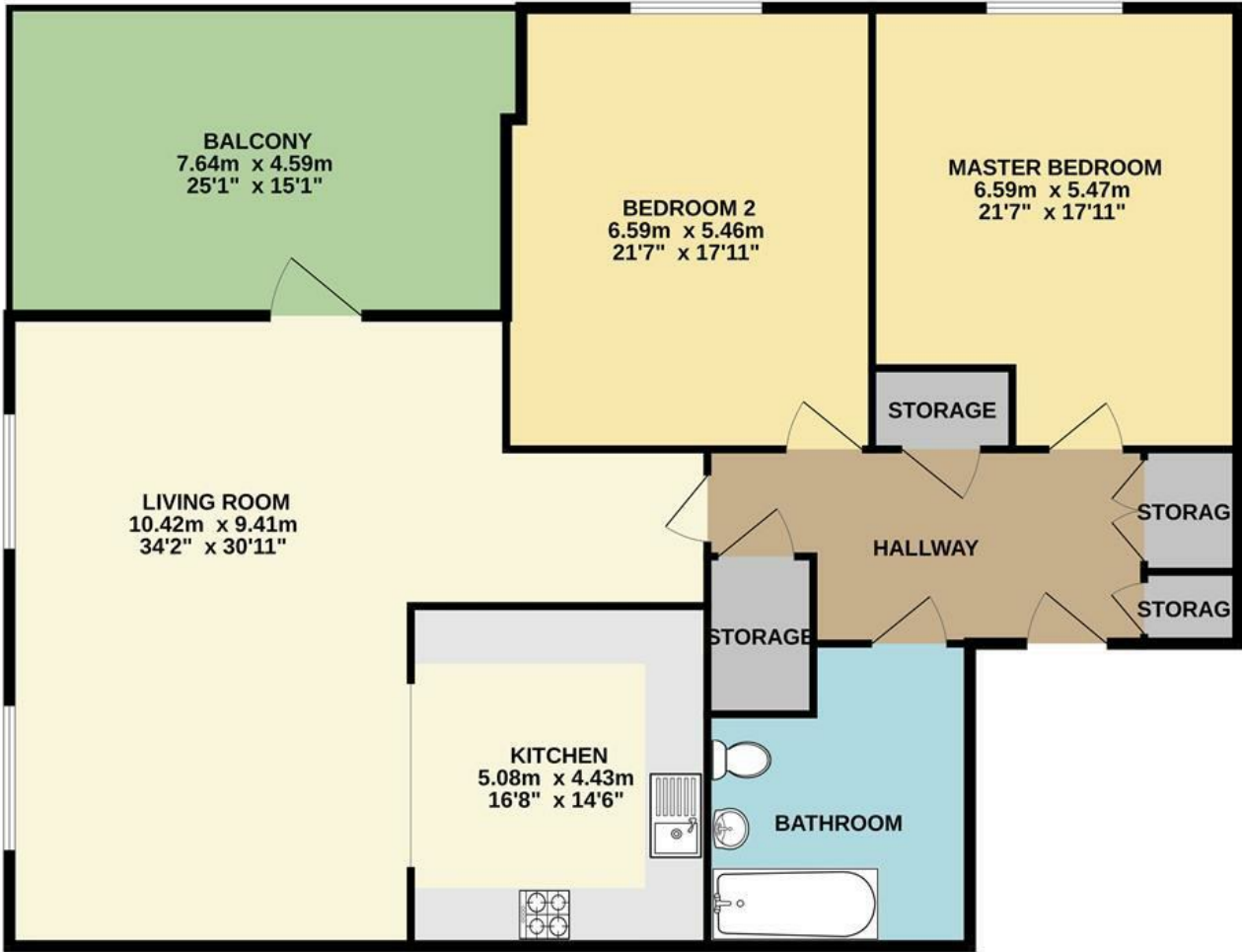
Kings Group are pleased to present this contemporary and immaculate property at Rivers Apartments. This stylish two-bedroom apartment offers an ideal living space for individuals or couples seeking modern comfort in a sought-after location.

The apartment features a spacious open-plan living area that is flooded with natural light, creating a bright and welcoming atmosphere. The fully equipped modern kitchen boasts high-quality appliances, sleek finishes, and ample storage space, making it perfect for both cooking and entertaining. The two generous double bedroom provides a peaceful retreat with plenty of space for storage and relaxation. The contemporary three-piece bathroom suite includes modern fixtures and finishes, complementing the overall design of the apartment.

Rivers Apartments is situated in the vibrant Tottenham area, offering excellent transport links, including nearby bus routes, White Hart Lane & Northumberland Park Station with direct access to London Overground services. The



13TH FLOOR  
73.0 sq.m. (786 sq.ft.) approx.



13TH FLOOR FLAT

TOTAL FLOOR AREA : 73.0 sq.m. (786 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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

