



**39 Rivers Apartments  
Cannon Road, Tottenham**

**Offers In Excess Of  
£330,000 Leasehold**



# 39 Rivers Apartments Cannon Road, Tottenham

473 High Street, Tottenham, London,  
N17 6QA

020 8801 2696  
[www.kings-group.net](http://www.kings-group.net)

- Two Bedroom Flat
- Immaculate Condition
- Double Bedroom
- Balcony
- Open Plan
- Lift Access
- 9th Floor
- Excellent location
- Minutes Away From White Hart Lane Overground Station
- Awaiting EPC

dining options, the area is set to become a vibrant and dynamic hub – bringing investment, jobs, and growth to the local community.

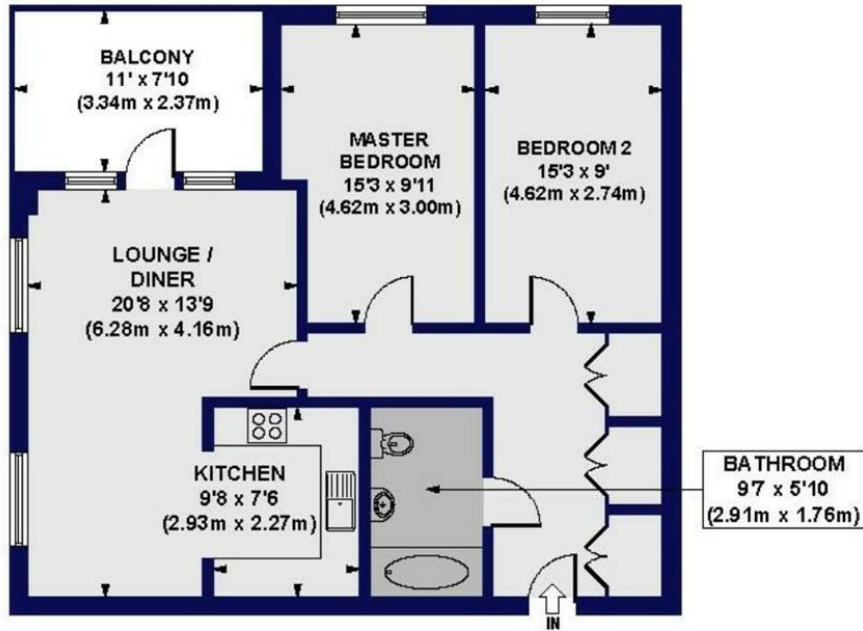
Council Tax Band C  
Lease - 88 Years Remaining  
Service Charge - £3085.56 Per Annum, £257.73 Per Month  
Ground Rent - £150.00 Per Annum  
Flood Risk - Rivers & Seas: Very Low, Surface Water:  
Very Low

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 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 public square featuring additional retail and

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



NINTH FLOOR



THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor



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