



Cannon Road, London, N17 8FE

£249,000



Nestled on Cannon Road in the vibrant heart of London, this charming second-floor flat offers a delightful living experience. Spanning an impressive 556 square feet, the property features a spacious reception room that seamlessly flows into a modern fitted kitchen, creating an inviting space perfect for both relaxation and entertaining.

The bright and airy bedroom is designed to provide a peaceful retreat, complemented by ample storage solutions to keep your living space organised and clutter-free. A private balcony extends the living area outdoors, allowing you to enjoy fresh air and views at your leisure.

This property is chain-free, making it an ideal choice for those looking to move in without delay. Residents will also benefit from access to a communal roof terrace, located conveniently on the same floor, offering a lovely spot to unwind and socialise with neighbours.

Conveniently situated, the flat is just a short distance from White Hart Lane Overground station, ensuring excellent transport links for easy commuting. Local shops and amenities are also within easy reach, providing everything you need for day-to-day living.

This one-bedroom apartment is perfect for first-time buyers or those seeking a comfortable city retreat. With its modern features and prime location, it presents a wonderful opportunity to embrace London living.

- One Bedroom apartment
- Second floor
- Balcony
- Large through lounge
- Fitted kitchen with integral appliances
- Chain free
- Roof Gardens (same floor)
- Close to White Hart Lane over ground
- Excellent bus links

Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0208 059 4444

Approx. Gross Internal Floor Area 556 sq. ft / 51.61 sq. m

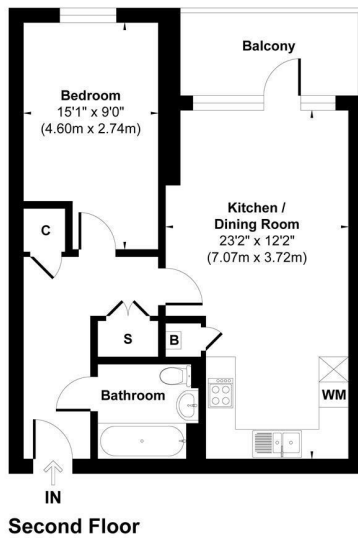
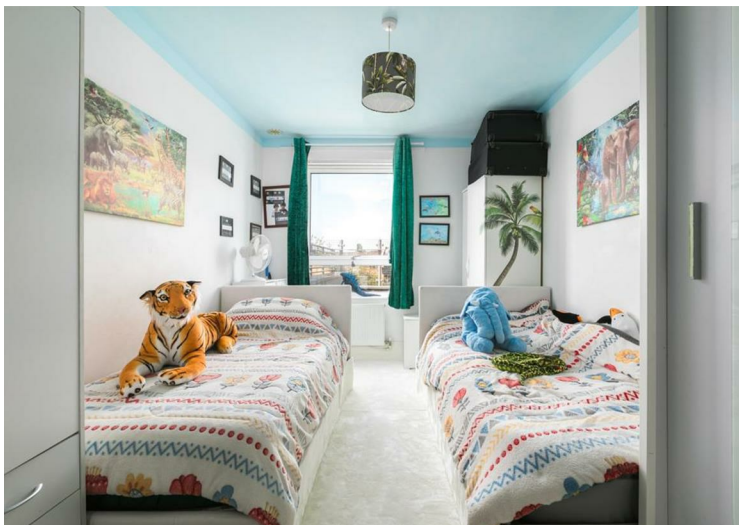


Illustration for identification purpose only, not to scale.



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	79	79
	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cole Harding

11 Northumberland Park, London, N17 0TA

T. 0208 059 4444 | E. info@coleharding.co.uk