

**PORTERS ESTATE AGENTS**  
RESIDENTIAL SALES, LETTINGS & MANAGEMENT

**ANDREW CROFT & CO**  
SOLICITORS & NOTARY PUBLIC



ESTATE AGENT GUIDE  
2023 : EXCELLENT

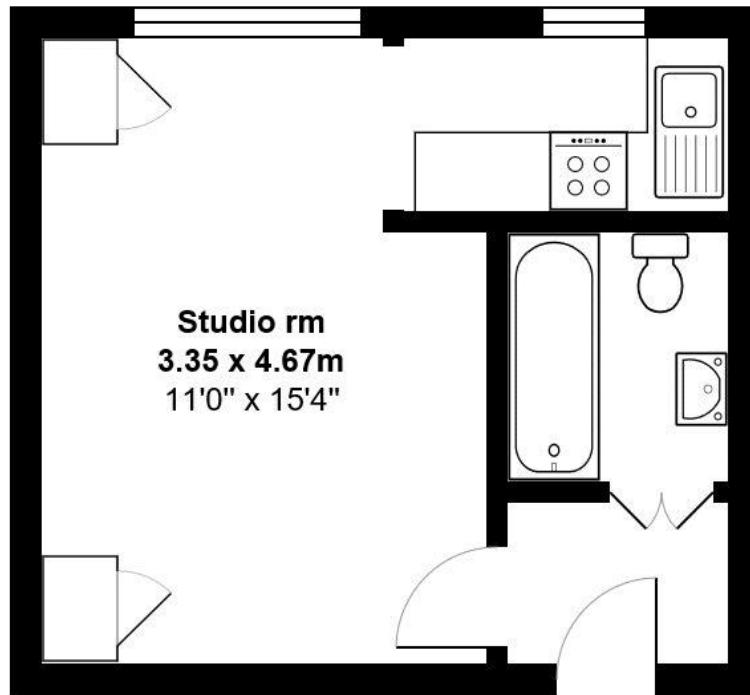
SALES



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# Du Cane Court Balham High Road Balham SW17 7JZ



Du Cane Court Balham High Road Balham

Total Area: 24.1 m<sup>2</sup> ... 260 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Council Tax: London Borough of Wandsworth Band A £640.77 for 2024/2025

Available 11<sup>th</sup> March 2025

Ideal for a single person to live in this prestigious Art Deco development with a 24 hour concierge service and hot water/heating included within the rent, located within a 4 minute walk of Balham Northern line tube and mainline station. The flat offers a modern fitted kitchen with new appliances, bright studio room with excellent storage space and a quality sofa bed, secondary glazed windows, modern white tiled bathroom suite and externally there are landscaped communal gardens, residents parking and bicycle storage facilities.

- Ideal for a single professional person
- 24 hour concierge service
- Heating included in the rent
- Bright studio room with quality sofa bed
- Fitted kitchen with new appliances
- Modern white tiled bathroom
- Quiet courtyard outlook
- Residents parking & bicycle stores
- Close to Balham tube & rail stations
- Available March 2025