



PORTERS ESTATE AGENTS
RESIDENTIAL SALES, LETTINGS & MANAGEMENT

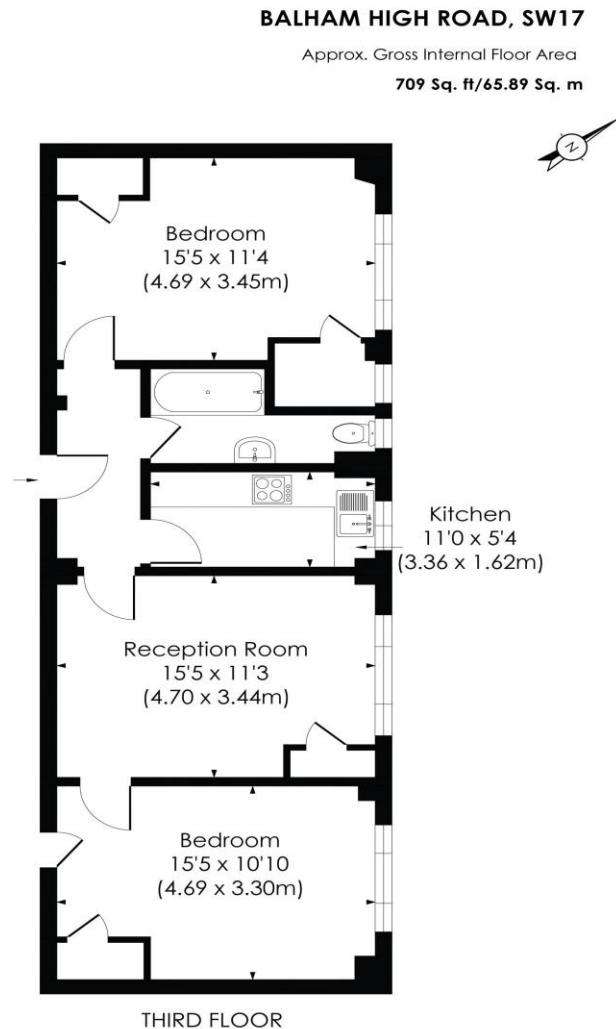
ANDREW CROFT & CO
SOLICITORS & NOTARY PUBLIC



240 Balham High Road
London SW17 7AW
Tel: 020 8772 1004
www.portersbalham.com
info@portersbalham.com
DX: 41604 Balham



Du Cane Court, Balham High Road. SW17 7JS



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PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RIC3 code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

We are pleased to offer this neutrally decorated third floor, two bedroom apartment in the popular Art Deco Building, Du Cane Court. This home offers a great space with newly laid carpet to lounge and bedroom and wood effect laminate to bathroom and kitchen. The kitchen is fitted with regular / integral appliances and offers a good space for the keen chef!

Located just a few minutes away from all the amenities that Balham has to offer, including Overground and Northern Line Stations and Tooting Bec and Wandsworth Commons. .

- Two Bedrooms
- Neutrally Decorated
- New Carpets
- 24 Hour Concierge Desk
- Parking Available / Permit Required
- Bicycle Storage
- Balham Northern Line and Overground Station
- Walking Distance To All Amenities

Council Tax 2025/26, Band D: London Borough of Wandsworth Band. £990.07.

**Hot water and heating included in the rent.
Available Immediately**