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RESIDENTIAL SALES, LETTINGS & MANAGEMENT

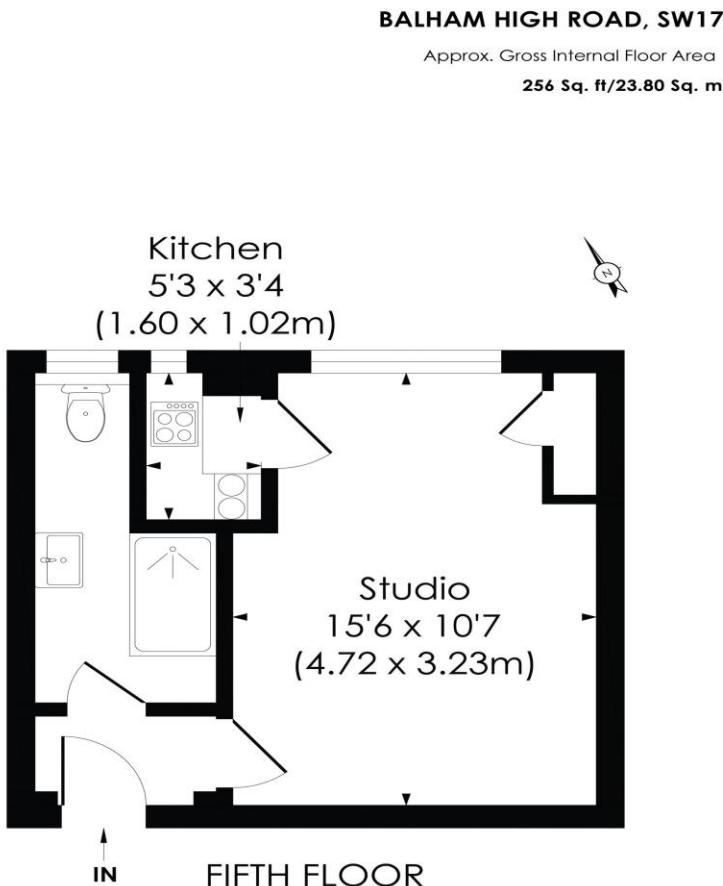
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# Du Cane Court, Balham High Road. SW17 7JL



**pixangle**  
PROPERTY MARKETING

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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS 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.

A characterful studio in the iconic Du Cane Court, in the heart of Balham. This unique studio is brimming with charm and personality and is just 200 metres from both Balham Underground (Northern Line) and Main Line stations. From the moment you step inside, you'll feel the individuality of this beautifully presented home that's as distinctive as it is welcoming. Residents at Du Cane Court benefit from a 24-hour concierge service, providing security and convenience around the clock. There's also resident parking, bicycle storage, and access to communal gardens, offering rare outdoor space in a central London setting. Perfect for anyone seeking a home with genuine soul in one of South West London's most beloved buildings.

- Fifth Floor Studio
- Art Deco Block
- 24 hour concierge
- Communal Gardens
- Close to Balham Station
- Residents Parking / Bike Storage
- Walking Distance To All Local Amenities

Council Tax: London Borough of Wandsworth Band A £660.00 for 2025/26

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

**Available from Friday 17<sup>th</sup> April 2026.**