

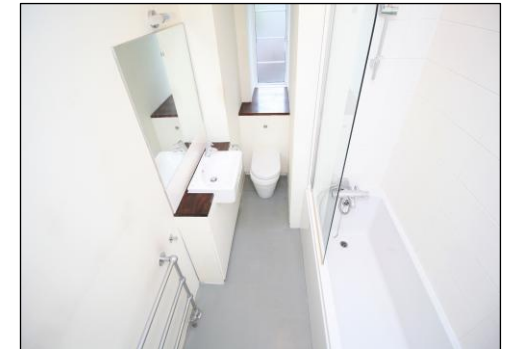


PORTERS ESTATE AGENTS
RESIDENTIAL SALES, LETTINGS & MANAGEMENT

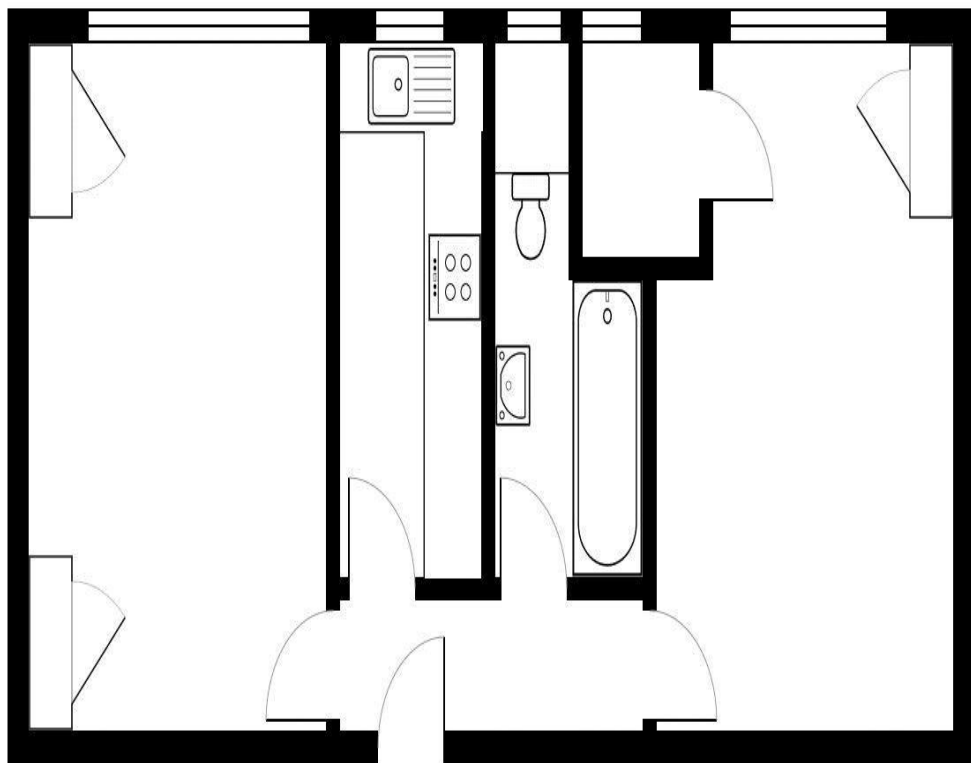
ANDREW CROFT & CO
SOLICITORS & NOTARY PUBLIC



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Du Cane Court, Balham High Road. SW17 7JF



Du Cane Court Balham SW17

Total Area: 49.3 m² ... 530 ft²

All measurements are approximate and for display purposes only

A well presented third floor one bedroom flat with a South facing view over the landscaped communal gardens at Du Cane Court, a prestigious 1930's Art Deco development within a 4-minute walk of Balham Northern line tube & mainline station. The flat benefits from double glazed windows, fitted kitchen with built in appliances, white tiled bathroom suite, double bedroom with built in wardrobes/walk in dressing room and a bright reception room. The 24-hour concierge service is symbolic of the standards one can expect at Du Cane Court with an active resident's association and social media group. Early internal viewing is highly advised to appreciate the fine features of this flat.

- One bedroom third floor flat
- South facing outlook over communal gardens
- Fitted kitchen with built in appliances
- Modern white bathroom suite
- Double bedroom with walk in dressing area
- 24 hour concierge service
- Residents parking & bicycle stores
- 4 minutes walk to Balham tube & mainline station
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Council Tax: London Borough of
Wandsworth Band B £770.00
for 2025/2026

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

Available from 14th April 2026