



**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](http://www.portersbalham.com)  
[info@portersbalham.com](mailto:info@portersbalham.com)  
DX: 41604 Balham



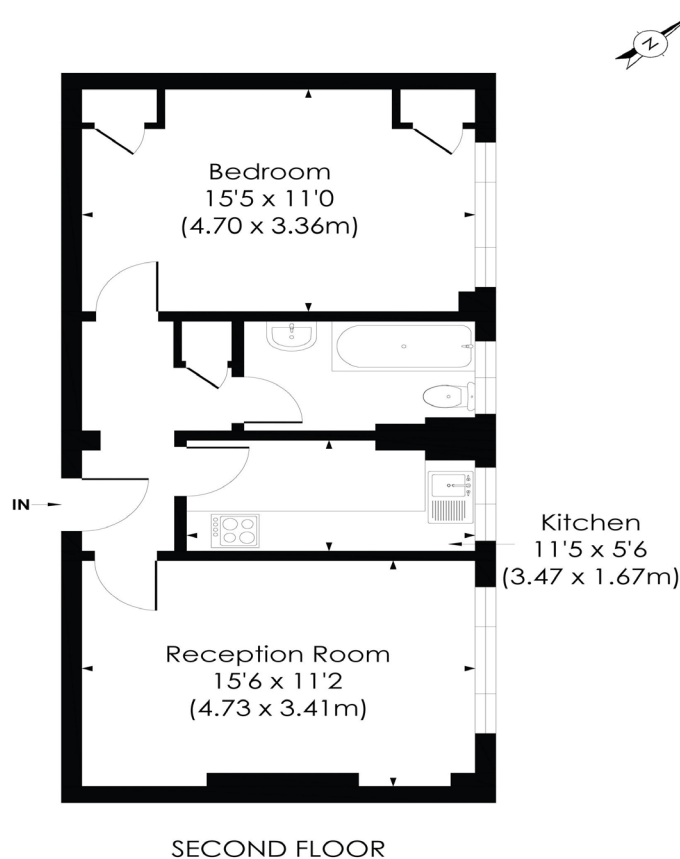


# Du Cane Court Balham High Road Balham SW17 7JG

## DU CANE COURT, SW17

Approx. Gross Internal Floor Area

525 Sq. ft/48.81 Sq. m



© Pixangle Property Marketing Ltd. info@pixangle.com Tel: 0208 870 2118

pixangle  
PROPERTY MARKETING

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.

Council Tax: London Borough of Wandsworth Band  
B £747.55 for 2024/2025

Hot water and heating included in the service charge.

We all want a flat with a view, looking over landscaped communal gardens with the rising sun to brighten up your rooms. Well, this may be the flat for you, forming part of this historic Art Deco development located within 200 metres of Balham tube and mainline station. Arranged around a central entrance hall with a double bedroom, bright reception room, kitchen and bathroom. The flat has been double glazed and the heating and hot water are included within the annual service charge. Offered for sale with no chain involved, contact Porters to arrange an appointment.

- SOUGHT AFTER ART DECO DEVELOPEMENT
- 24-HOUR CONCIERGE SERVICE
- Spacious One bedroom 5th floor flat
- Double glazed windows
- Long lease
- Double bedroom with built in wardrobes
- Bright reception room with views over the gardens
- 200m to Balham tube and mainline station.