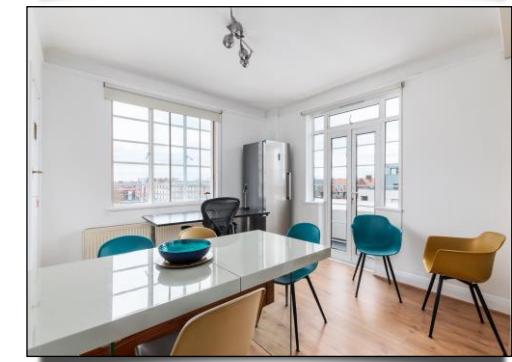


PORTERS ESTATE AGENTS
RESIDENTIAL SALES, LETTINGS & MANAGEMENT

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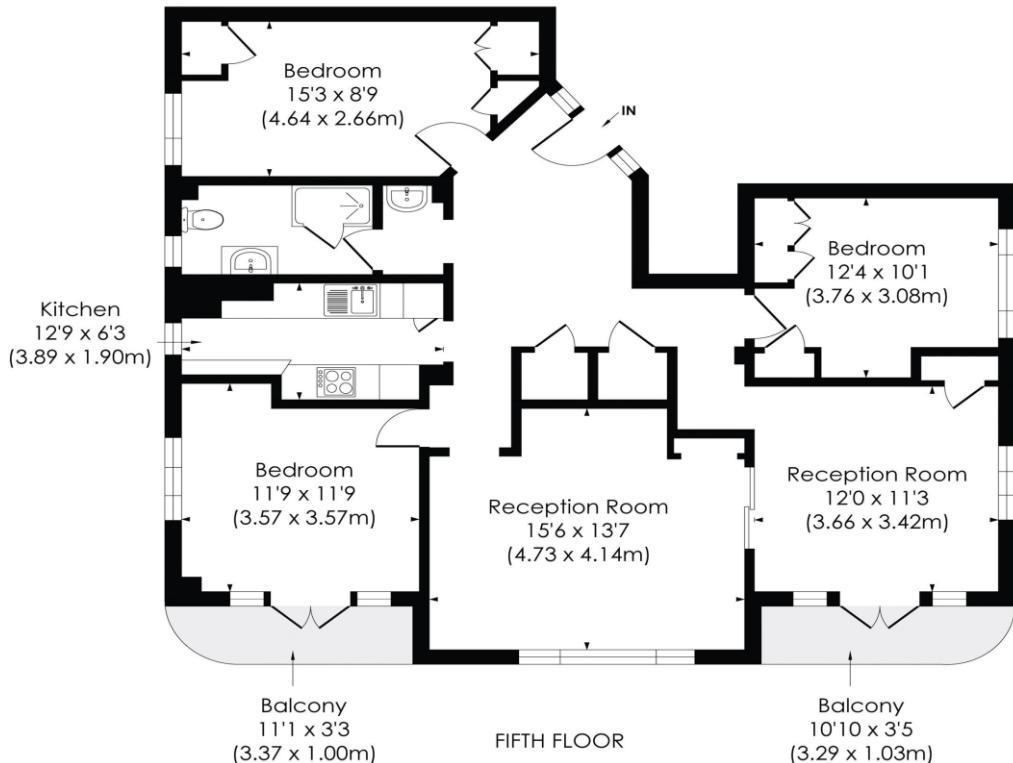


Du Cane Court Balham High Road Balham SW17 7JG

BALHAM HIGH ROAD, SW17

Approx. Gross Internal Floor Area

1128 Sq. ft/104.77 Sq. m



Very rarely available is this three-bedroom fifth floor flat with **TWO SEPARATE BALCONIES**, these flats are highly sought after in this iconic Art Deco development just 200 metres from Balham tube and rail stations. The flat is well presented and offers reception room with separate dining room and kitchen, bathroom, spacious entrance hall, excellent storage and two balcony=es. Du Cane Court has a 24-hour manned concierge desk, residents parking and well-maintained communal gardens. Viewing highly advised, contact Porters Estate Agents to arrange a viewing.

- Three Bedrooms
- Two Balconies
- Spacious Reception Room
- Separate Dining Room
- Separate Kitchen
- Spacious Bathroom
- Large entrance hall
- Lots of Storage
- Heating and hot water included in the rent
- 24-hour concierge
- Council Tax: London Borough of Wandsworth Band C £854.35 for 2023/2024
- **Hot water and heating included in the rent.**

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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.