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RESIDENTIAL SALES, LETTINGS & MANAGEMENT

**ANDREW CROFT & CO**  
SOLICITORS & NOTARY PUBLIC



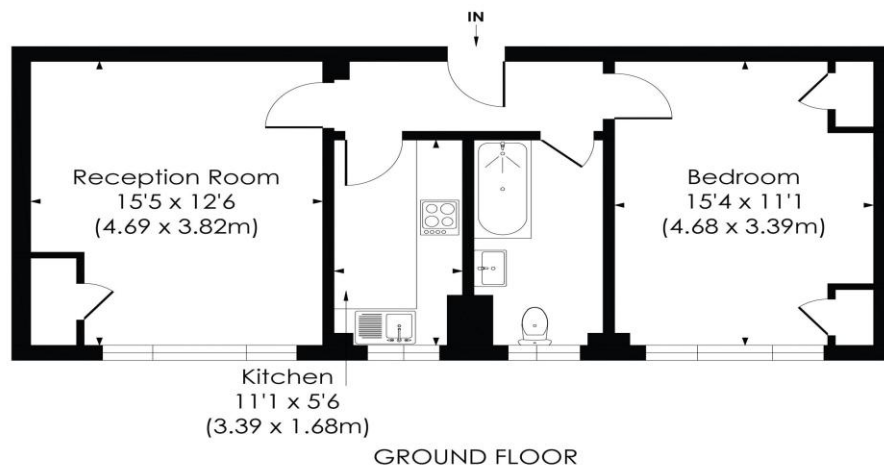
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# Du Cane Court, Balham High Road, SW17 7JY

## DU CANE COURT, SW17

Approx. Gross Internal Floor Area  
554 Sq. ft/51.45 Sq. m



We are delighted to offer this bright and airy ground floor (double glazed) apartment, offering a spacious bathroom and kitchen. Situated in the ever popular Du Cane Court building in the heart of Balham, directly on top of Balham Northern Line and Overground Stations and all the amenities that Balham has to offer including an abundance of green space! The apartment has not been on the market for many years and will have a **brand new lease upon completion of the sale**. This property is also listed with NO CHAIN!

- Ground Floor Apartment
- One Bedroom
- Double Glazed Windows
- South Facing
- Larger Than Average One Bedroom
- Hot Water & Heating Included in the Service Charge
- 24 Hour Concierge Desk
- Communal Grounds
- No Chain
- Parking and Bike Storage On Site.

Council Tax Band B: London Borough of Wandsworth. £ 770.06 for 2025/2026