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RESIDENTIAL SALES, LETTINGS & MANAGEMENT

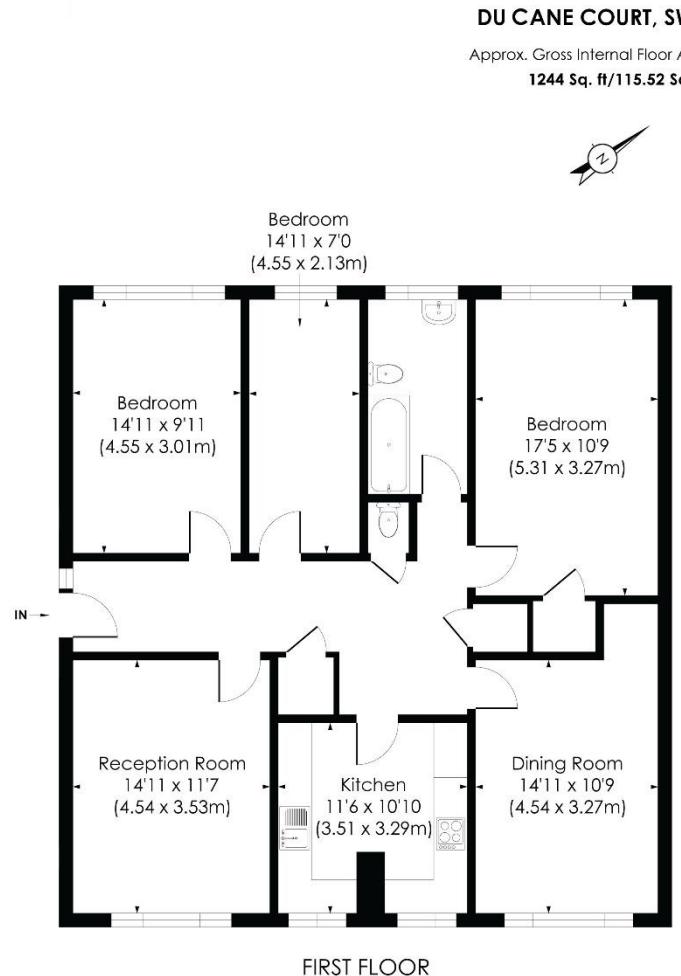
**ANDREW CROFT & CO**  
SOLICITORS & NOTARY PUBLIC



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# Du Cane Court Balham High Road Balham SW17 7JQ



Heating & hot water included in the rent! The biggest flat in Du Cane Court? A unique and very spacious four bedroom flat offered for rent in this iconic Art Deco development within 250 metres of Balham Northern line tube and mainline station. Arranged around a central spacious entrance hall the flat comprises four bedrooms, kitchen/breakfast room, bright reception room, bathroom plus additional cloakroom. Du Cane Court offers 24 hour concierge, communal gardens, residents parking and bike storage. Heating and hot water included in the rent. Available end August 2023.

- Heating and hot water included in the rent
- Unique Four Bedroom Flat
- Over 1200 square feet
- Sought after Art Deco development
- 24-hour concierge service
- Kitchen/breakfast room
- Bathroom & separate cloakroom
- Spacious Reception Room
- Residents parking
- Available Early September 2024

Council Tax: London Borough of Wandsworth Band D £961.14 for 2024/2025

Hot water and heating included in the rent. Available 5<sup>th</sup> September 2024