



Du Cane Court Balham High Road, London SW17 7JR



welcome to

Du Cane Court Balham High Road, London

A studio flat set within the iconic art deco block of Du Cane Court. This property is neutrally decorated, has a kitchenette, bathroom and has a long lease of 175 years.

Du Cane Court offers a 24-hour concierge service with communal gardens and bicycle store facilities. Situated 200 meters from Balham Northern Line tube & Main line station and the local shops of Balham High Road.

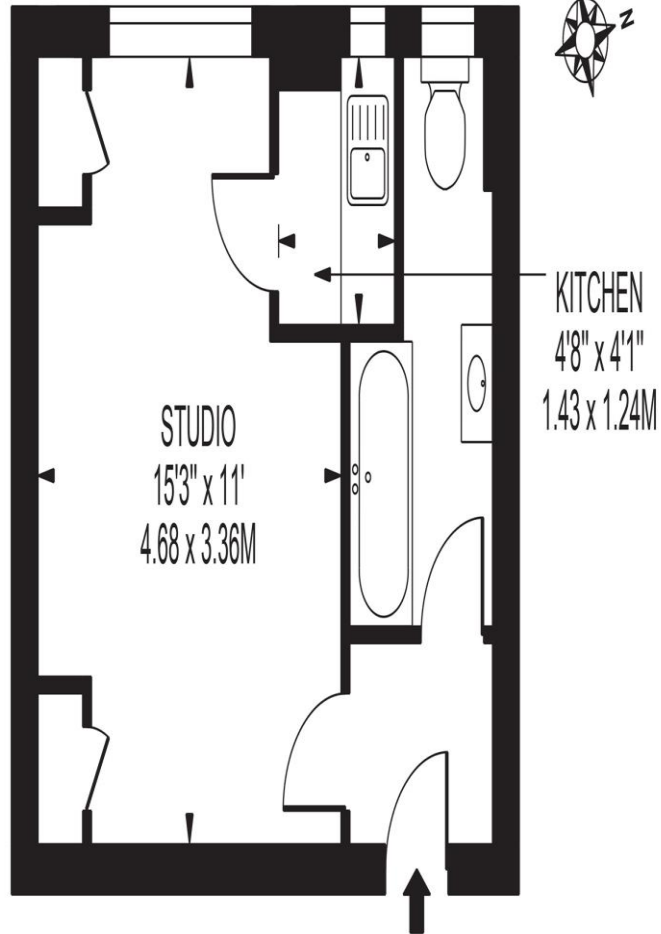
Additional benefits include, beautiful communal gardens, residents permit parking and moments' walk to Balham tube station, Northern Line Access.

This property is offered to the market chain free.



DU CANE COURT, BALHAM HIGH ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 257 SQ FT - 23.87 SQ M



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THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
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Du Cane Court Balham High Road, London

- Studio flat
- 24 hour concierge
- Residents parking
- Communal gardens
- Long lease

Tenure: Leasehold EPC Rating: C

£225,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/TTG108302

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold marks



Property Ref:
TTG108302 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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