



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
info@portersbalham.com
DX: 41604 Balham



Du Cane Court Balham High Road London SW17 7JL



Total Area: 25.1 m² ... 270 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, no responsibility is taken for any error, omission, miss-statement or use of data shown.

Discover this stunning studio flat located on the 4th floor of an iconic Art Deco development. Perfect for first-time buyers or investors, this property combines modern luxury with timeless elegance. Just 200 meters from Balham tube and mainline station, your commute couldn't be easier. and a short walk to the tranquil open spaces of Wandsworth Common, perfect for leisure and relaxation. This studio flat offers the perfect blend of luxury, convenience, and community. Don't miss the chance to own a piece of history while enjoying all the modern amenities and location benefits. Arrange a viewing today and take the first step towards your new home in Balham!

- **Luxury Fitted Kitchen:** Equipped with top-of-the-line built-in appliances, making cooking a delight.
- **Modern Bathroom:** Fully tiled and designed with contemporary fixtures for a sleek finish.
- **Residents Parking:** Secure parking is available for residents, adding an extra layer of comfort and security.
- **Proximity to Transport:** Just 200 meters from Balham tube and mainline station, your commute couldn't be easier.

Council Tax: London Borough of Wandsworth Band A £640.77 for 2024/2025

Hot water and heating included in the service charge.

Lease 101 years