



PORTERS ESTATE AGENTS
RESIDENTIAL SALES, LETTINGS & MANAGEMENT

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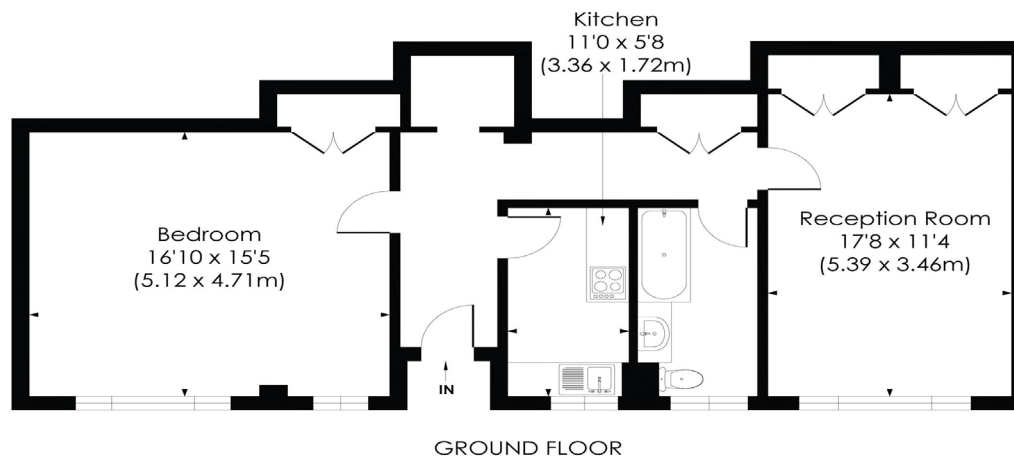


Du Cane Court Balham High Road Balham SW17 7JP

BALHAM HIGH ROAD, SW17

Approx. Gross Internal Floor Area

774 Sq. ft/71.87 Sq. m



For sale, a larger than average (standard flat 526 sq ft. this flat is 787 sq ft, nearly 50% bigger) one bedroom ground floor flat offered for sale in this iconic Art Deco building close to Balham tube and railway station. Arranged around a central entrance hall the flat boasts a 16'10 x 15'7 reception room, large double bedroom, fitted kitchen and a white bathroom suite. A great feature of this flat are the built in cupboards offering great storage space. There is No Chain involved and the flat has the benefit of an extended lease, internal viewing is highly recommended via owners sole agents 020 8772 1004.

- Over 787 Square feet
- One bedroom maisonette
- Possible second bedroom subject to permission
- Own private front door
- Very large built in wardrobes
- Extended Lease
- 24 hour concierge service
- Walking distance to Balham tube & rail station
- Residents parking & bicycle store
- Council Tax Band B Wandsworth

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PROPERTY MARKETING

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.