

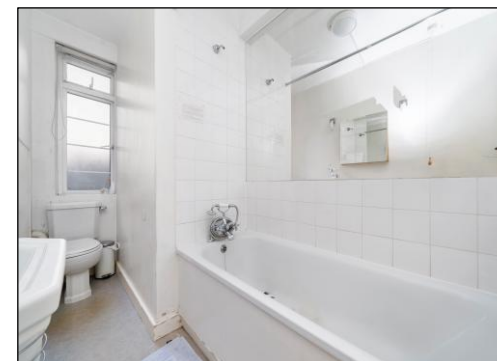


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RESIDENTIAL SALES, LETTINGS & MANAGEMENT

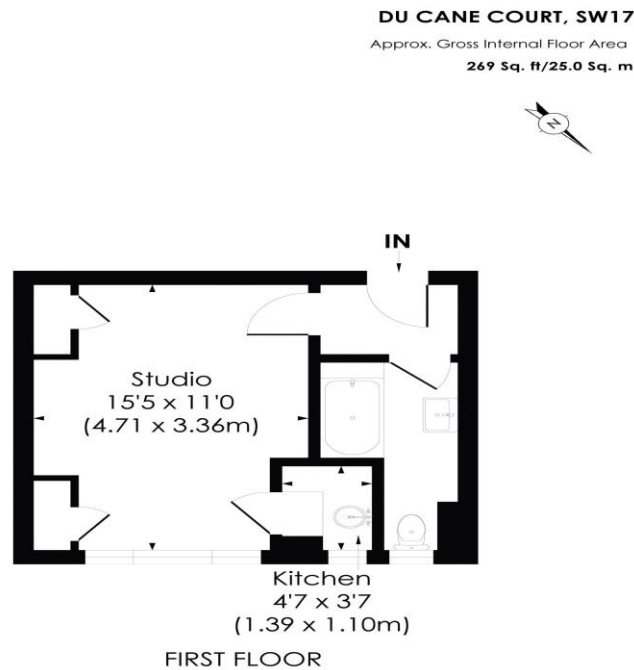
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PROPERTY MARKETING

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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.

Council Tax: London Borough of Wandsworth Band A

A first floor studio set in this popular and well located Art Deco Block in Balham.

Please note this studio is offered for sale with a tenancy in place until the beginning of January 2026.

Du Cane Court offers a 24-hour concierge service with communal gardens and bicycle store facilities. Situated 3-4 minutes' walk from Balham Northern Line tube & Main line station and the local shops of Balham High Road.

- Studio in sought after Art Deco Block
- Rental Investment
- Sold with tenancy in place
- First Floor
- 24 hour concierge
- Communal Gardens
- Close to Balham Station (Northern and mainline)
- Bike Storage
- Residents car parking