



**PORTERS ESTATE AGENTS**  
RESIDENTIAL SALES, LETTINGS & MANAGEMENT

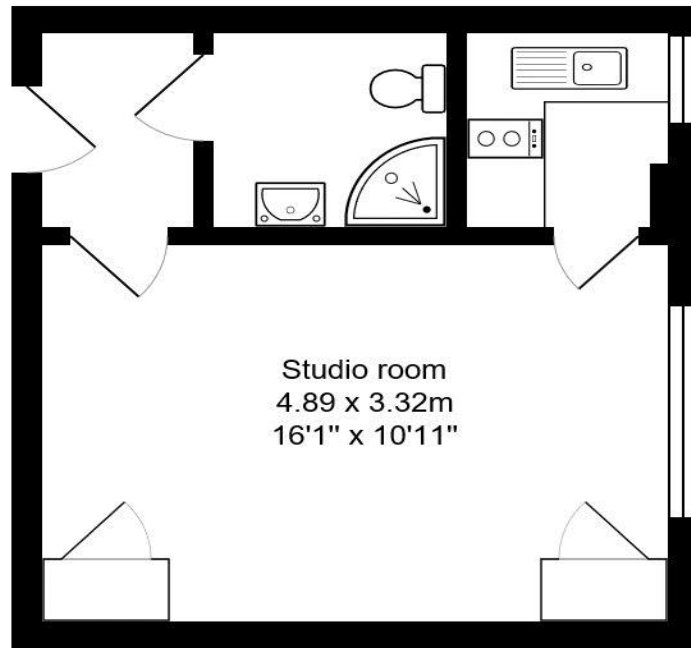
**ANDREW CROFT & CO**  
SOLICITORS & NOTARY PUBLIC



240 Balham High Road  
London SW17 7AW  
Tel: 020 8772 1004  
[www.portersbalham.com](http://www.portersbalham.com)  
[info@portersbalham.com](mailto:info@portersbalham.com)  
DX: 41604 Balham



# Du Cane Court Balham High Road Balham SW17 7JE



Du Cane Court Balham High Road SW17

Total Area: 25.4 m<sup>2</sup> ... 273 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

Council Tax: London Borough of Wandsworth Band A  
£660.05 for 2025/2026

Heating included in the rent.

Available 10<sup>th</sup> May 2025

A sixth floor studio flat in this sought-after Art Deco development within 250 metres of Balham Northern Line tube/main line station. There is a manned 24-hour concierge service. This well presented flat offers a bright double glazed studio room with built in cupboards, modern shower room and well equipped separate kitchen with wash/dryer.

Externally there are landscaped communal gardens, residents parking and both external and internal bicycle stores. Heating is included in the rent.

- SPACIOUS STUDIO FLAT
- HEATING INCLUDED IN RENT
- Well equipped separate kitchen with washer/dryer
- Double glazed windows
- 24hr concierge
- Communal gardens
- Residents Parking and Bike storage
- 250 metres from Balham mainline and tube station
- Built in cupboards