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Du Cane Court Balham High Road Balham SW17 7JN



- VERY RARE 798 SQ FOOT/ 74 SQ M
- ONE BEDROOM FLAT (only 1 of 8)
- Over 50% bigger than a standard one-bedroom flat at Du Cane Court
- Beautifully presented ground floor flat with wooden floors
- Modern fitted kitchen with built in appliances
- Bathroom with double shower cubicle
- Large double bedrooms with twin walk in wardrobes
- Very spacious and bright reception room
- Huge amount of built in storage
- Garage for sale by separate negotiation

This exceptionally rare one-bedroom apartment (798 sq. ft / 74 sq. m), one of only eight of its kind within the iconic Du Cane Court, offers a unique opportunity to acquire one of the largest one-bedroom flats in the building – more than 50% larger than the standard layout. Beautifully presented throughout, the property is situated on the ground floor with its own private front door, giving it a distinct house-like feel within this landmark Art Deco development. The accommodation includes a bright and generously proportioned reception room, a modern fitted kitchen with integrated appliances, and a stylish bathroom featuring a double shower cubicle. The large double bedroom benefits from twin walk-in wardrobes, while the flat as a whole provides an impressive amount of built-in storage, rarely found in properties of this size. Wooden flooring adds warmth and character to the home, complementing its elegant presentation. In addition, a garage is available for purchase by separate negotiation, enhancing the practicality of this outstanding apartment. This is a truly unique property within Du Cane Court and an exceptional opportunity for buyers seeking space, style, and rarity in the heart of Balham.

We have priced the flat to sell, our clients are keen and very serious sellers.

BALHAM HIGH ROAD, SW17

Approx. Gross Internal Floor Area

798 Sq. ft/74.10 Sq. m (Not Incl Garage)

Garage: 146 Sq. ft/13.55 Sq. m



