

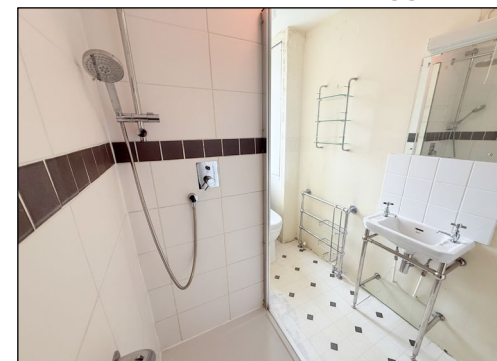


PORTERS ESTATE AGENTS
RESIDENTIAL SALES, LETTINGS & MANAGEMENT

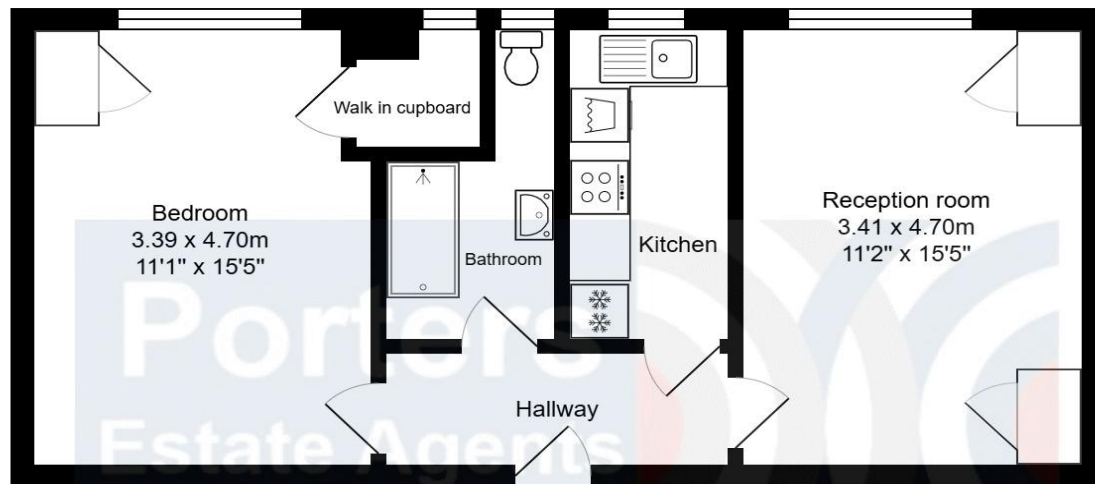
ANDREW CROFT & CO
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Du Cane Court Balham High Road Balham SW17 7JY



K32 Du Cane Court SW17 7JY

Total Area: 49.6 m² ... 534 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.

Located within the iconic Art Deco Du Cane Court, this one-bedroom third-floor flat presents an exciting opportunity for first-time buyers or seasoned professionals seeking their next project. With generous proportions and stunning south-facing views over London, the flat is ripe for personalisation. The property features a bright and spacious double bedroom with a walk-in wardrobe that could also serve as a home office, offering flexibility for modern living. The reception room enjoys an abundance of natural light, while the flat benefits from full double glazing throughout, ensuring a quiet and energy-efficient environment.

- Could this be your first project either as a first time purchase or a seasoned home buyer?
- One bedroom flat in historic Art Dec block
- Beautiful South Facing views over London
- 24-hour manned concierge
- Large double bedroom
- Walk in wardrobe or home office?
- Fitted kitchen
- White bathroom suite with double shower cubicle

Council Tax: London Borough of Wandsworth Band A
£770.06 for 2025/2026

Lease – 164 Years

NO CHAIN INVOLVED