

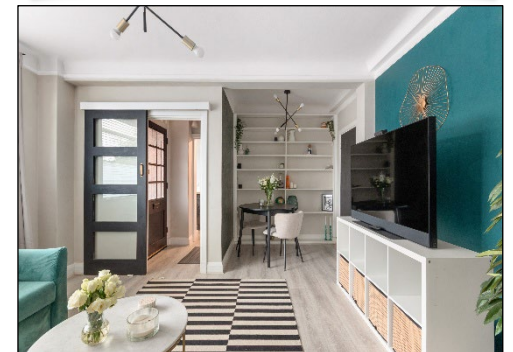


**PORTERS ESTATE AGENTS**  
RESIDENTIAL SALES, LETTINGS & MANAGEMENT

**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

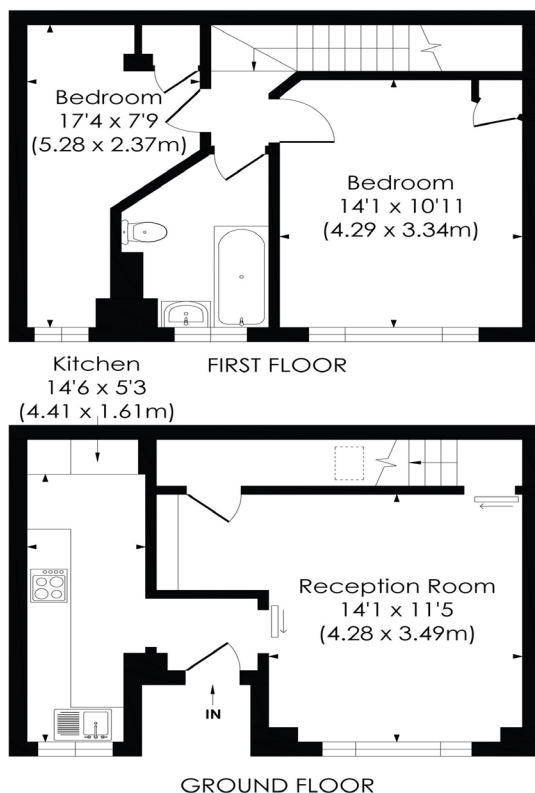


# Du Cane Court Balham High Road Balham SW17 7JJ

BALHAM HIGH ROAD, SW17

Approx. Gross Internal Floor Area

741 Sq. ft/68.82 Sq. m



Rarely Available Two-Bedroom Split-Level Maisonette – A fantastic opportunity to acquire this rarely available two-bedroom split-level maisonette in the iconic Du Cane Court. Unlike most apartments in the development, this home benefits from its own private street entrance, giving it the feel and privacy of a house. The property offers generous and well-appointed accommodation arranged over two floors.

Du Cane Court is renowned for its Art Deco architecture and excellent amenities, including a 24-hour concierge service, residents' parking, and beautifully maintained communal gardens.

- TWO BEDROOM SPLIT LEVEL MAISONETTE
- 24-HOUR CONCIERGE SERVICE
- Spacious reception/dining room with wooden floors
- Luxury kitchen with built in appliances
- Modern white bathroom suite
- Two double bedrooms
- Maisonette with own street front door
- Residents parking and communal gardens

Council Tax: London Borough of Wandsworth Band D £990.07 for 2025/2026

Hot water and heating included in the Service charge.

Come to the Du Cane Court Summer and Christmas parties hosted by Porters Estate Agents.