



PORTERS ESTATE AGENTS

RESIDENTIAL SALES, LETTINGS & MANAGEMENT

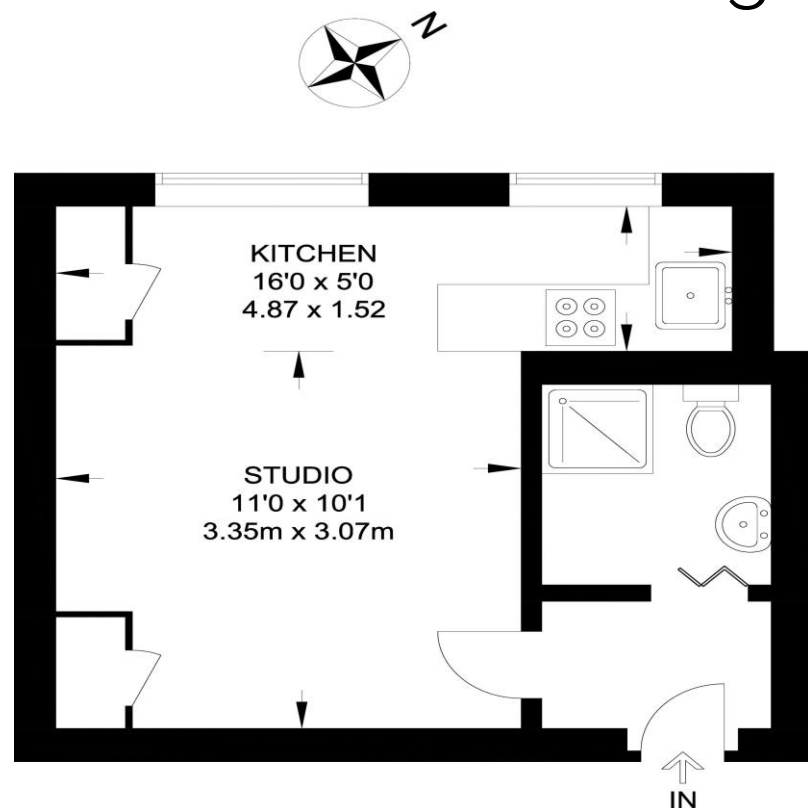
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Du Cane Court Balham High Road Balham SW17 7JE



**SIXTH FLOOR
APPROXIMATE GROSS INTERNAL AREA
255 SQ FT / 23.7 SQ M**

Council Tax: London Borough of Wandsworth Band A £640.77 for 2024/2025

Hot water and heating included in the rent.

Available 5th July 2024

A bright 6th floor (West facing) studio flat offered to let within this iconic Art Deco development with a 24-hour concierge service and heating/hot water included in the rent. The modern kitchen is fully fitted with built in appliances and opens onto the spacious studio room with built in wardrobes/storage. The shower cubicle is fully tiled and has a snazzy toilet seat. Externally there are landscaped communal gardens, residents parking, bicycle stores and Du Cane Court is with 250 metres of Balham Northern line tube/main line station.

- Sixth floor studio flat
- Heating & hot water included in the rent
- Modern fitted kitchen
- Built in appliances
- Bright studio room
- Double glazed windows
- Good storage space
- 24 hour concierge service
- Residents parking
- Bicycle storage