

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

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



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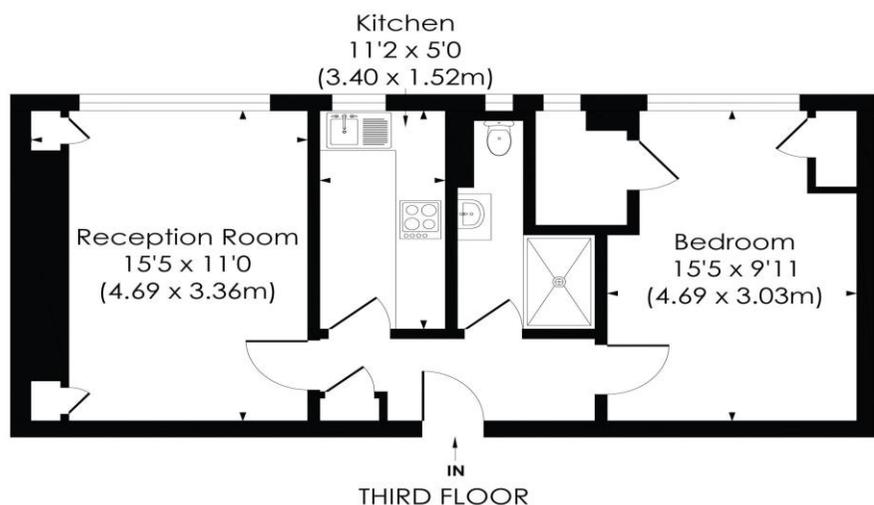


# Du Cane Court, Balham High Road. SW17 7JU

## BALHAM HIGH ROAD, SW17

Approx. Gross Internal Floor Area

516 Sq. ft/47.93 Sq. m



A one-bedroom 3rd floor flat offered to let in this sought-after Art Deco development just 200 metres from Balham tube and rail station benefitting from a manned 24-hour concierge desk. The luxury kitchen has built in appliances to include a dishwasher with a separate utility room, there is a double bedroom with built in wardrobes, a very bright reception room with feature fireplace and a modern walk in shower. Internally viewing is essential to appreciate this fantastic one bedroom flat. Applicants to note that decoration works will be carried out in between tenancies.

- Double bedroom with built in wardrobes
- Elegant reception room with feature flame fireplace
- Luxury fitted kitchen with dishwasher
- Separate utility room
- 200 metres to Balham tube and rail stations
- Full Time Concierge Desk
- Will be re-decorated for new tenancy
- Communal gardens, parking and bicycle store

Council Tax: London Borough of Wandsworth  
Band B £770.00 for 2025/2026

**Hot water and heating included in the rent.**

**Available 20<sup>th</sup> April 2026.**