



# 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.porters.property](http://www.porters.property)  
[info@porters.property](mailto:info@porters.property)  
DX: 41604 Balham



# Du Cane Court Balham High Road Balham SW17 7JX



A 5th floor studio flat with STUNNING VIEWS over London towards the Wembley arch, HOT WATER & HEATING are included within the rent and the CONCIERGE SERVICE operates 24 hours a day.

Du Cane Court is an iconic Art Deco building just a few minutes' walk from Balham Northern line tube and rail station with Waitrose and Sainsbury's close at hand. The flat features a well-designed built in PULL DOWN DOUBLE BED with built in shelving and DOUBLE GLAZED WINDOWS. Porters Estate Agents 020 8772 1004.

Council Tax: London Borough of Wandsworth Band A £577.37 for 2022/2023

Hot water and heating included in the rent.

Available 10<sup>th</sup> September 2022

- HEATING & HOT WATER INCLUDED IN THE RENT
- 24-HOUR CONCIERGE SERVICE
- 5th floor studio flat with fabulous views
- Fitted wall bed
- Separate fitted kitchen with built in appliances
- Fully tiled shower room
- Residents parking
- Communal gardens
- Close to the tube and mainline station