

FOR SALE



Du Cane Court, Balham, SW17

GUIDE PRICE £310,000 Leasehold

1
1

samuel estates
YOUR PROPERTY • OUR BUSINESS

Property Description

A lovely one-bedroom flat located just a stone's throw from Balham Tube Station and Balham Rail Station situated in the ever so popular Du Cane Court Development. With its remarkable Art Deco design and celebrated history, Du Cane Court offers residents a truly distinctive and comfortable living.

Included in the service charge, residents of Du Cane Court benefit from a 24-hour concierge service, well maintained communal areas, and convenient resident permit parking, access to an on-site office with building managers and dedicated staff such as a plumber and handyman, 24-hour heating and hot water, night security staff, a skip for disposal of large items and large storage lockers in the basement available for rent.

The flat boasts a spacious double bedroom, a light-filled living room perfect for both relaxing and entertaining, a contemporary bathroom, and a separate kitchen designed for convenience and functionality.

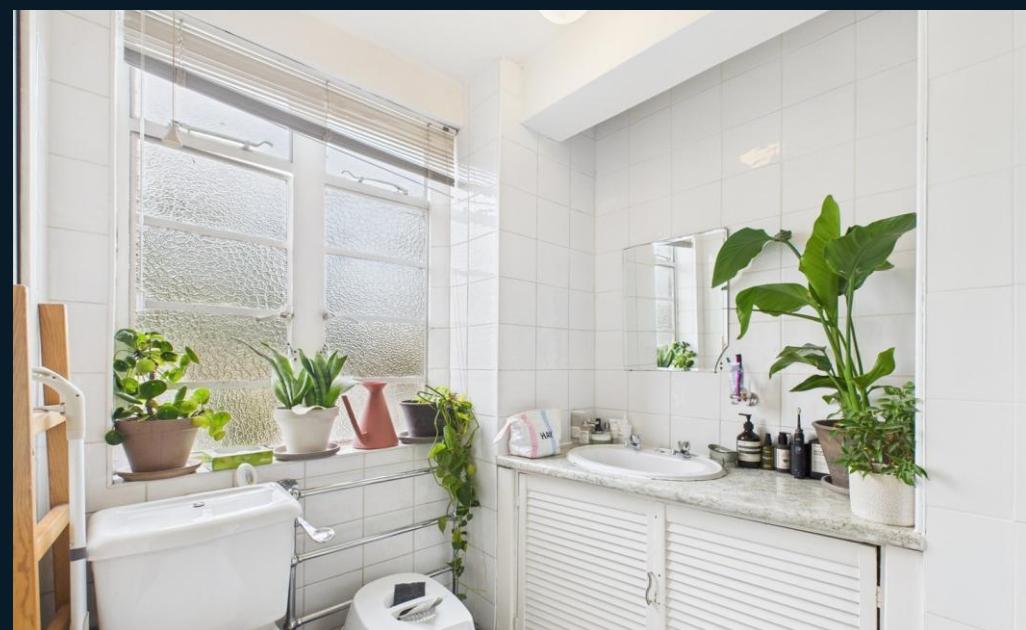
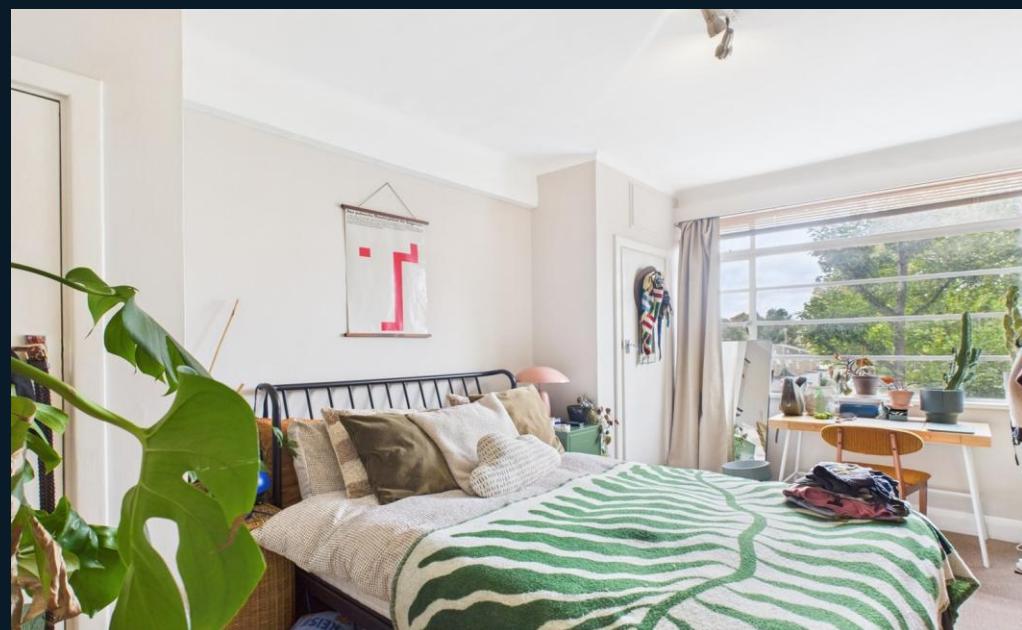
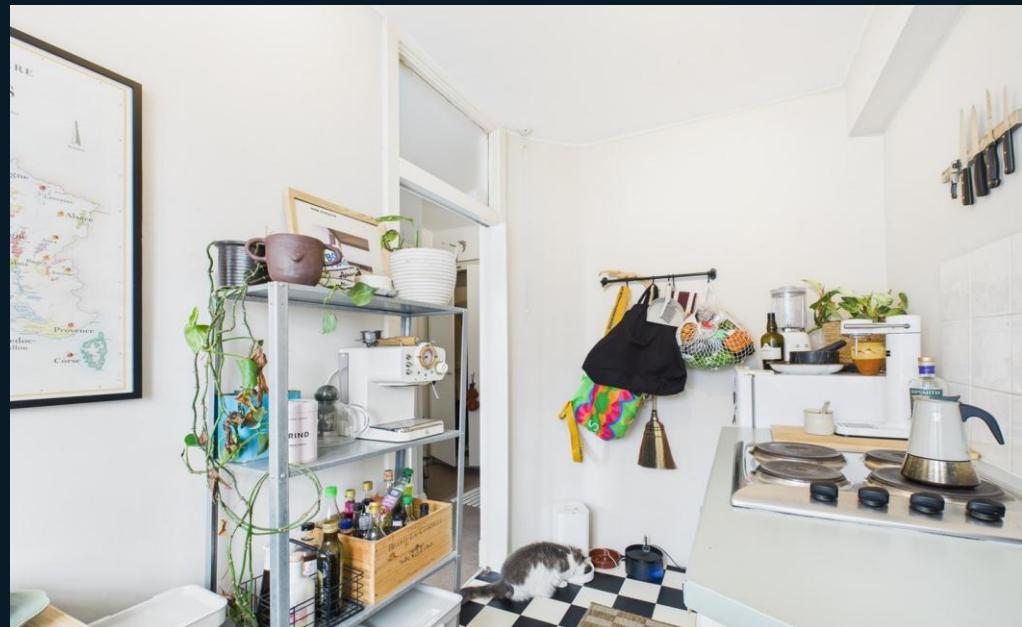
The property is located close to all of the amenities of Balham High Road including Waitrose, Sainsburys and many places for eating out. With public transport on its doorstep including Balham Rail and Tube Station and various bus routes.

Disclaimer

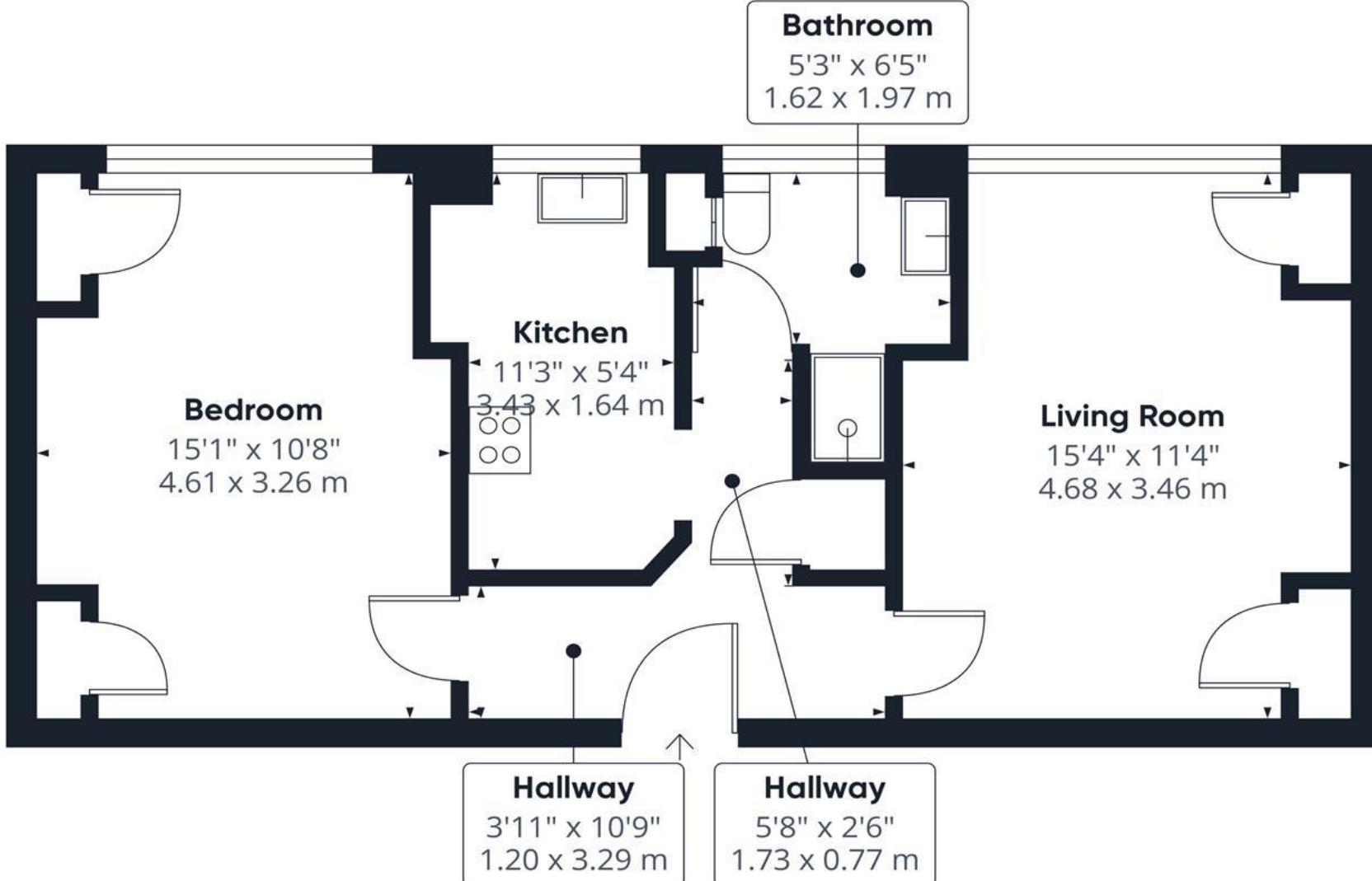
Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		82
69-80 C	73	
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		







Approximate total area⁽¹⁾
491 ft²
45.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Material Information

Tenure – Leasehold

Length Of Lease – 160 years remining

Service Charge – £ 6,450

Ground Rent – Included in the Service Charges

Council Tax Band – B

Local Authority – Wandsworth Council



Property Type

Flat (Purpose Build)



Construction Type

Brick



Parking

Residents Permit Parking



External Wall Survey

N/A



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Community Scheme



Broadband

Standard/ Superfast/ Ultrafast



Mobile Signal

Good Coverage



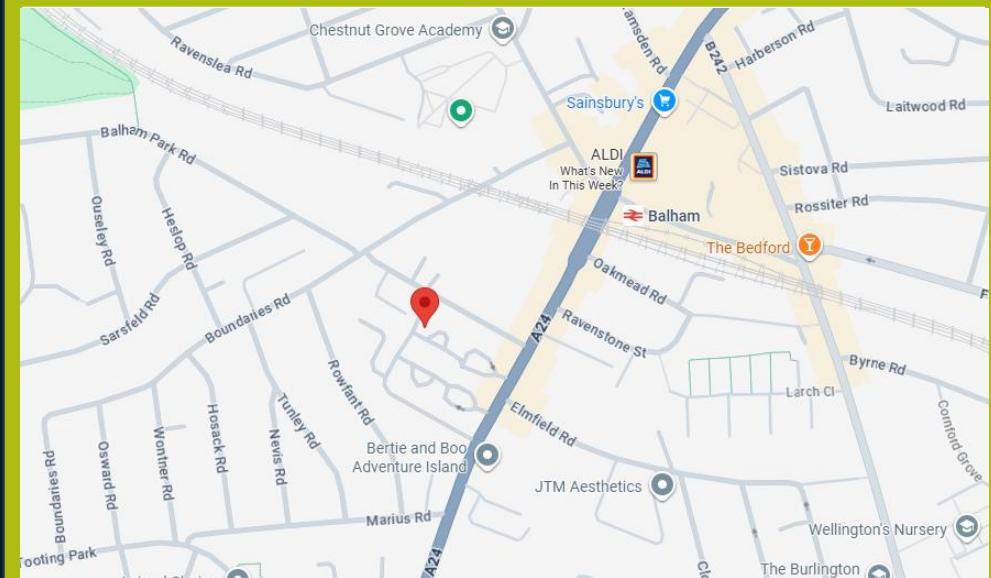
Flood Risk

Has the property been flooded in the past five years: **NO**
Level of risk: **None**



Proposed Development in Immediate Locality?

None



Balham

45 Bedford Hill,
London, SW12 9EY
020 8673 4666



Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
0208 679 9889

samuelestates.com