

FOR SALE



Du Cane Court, Balham, SW17

GUIDE PRICE £310,000 Leasehold

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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

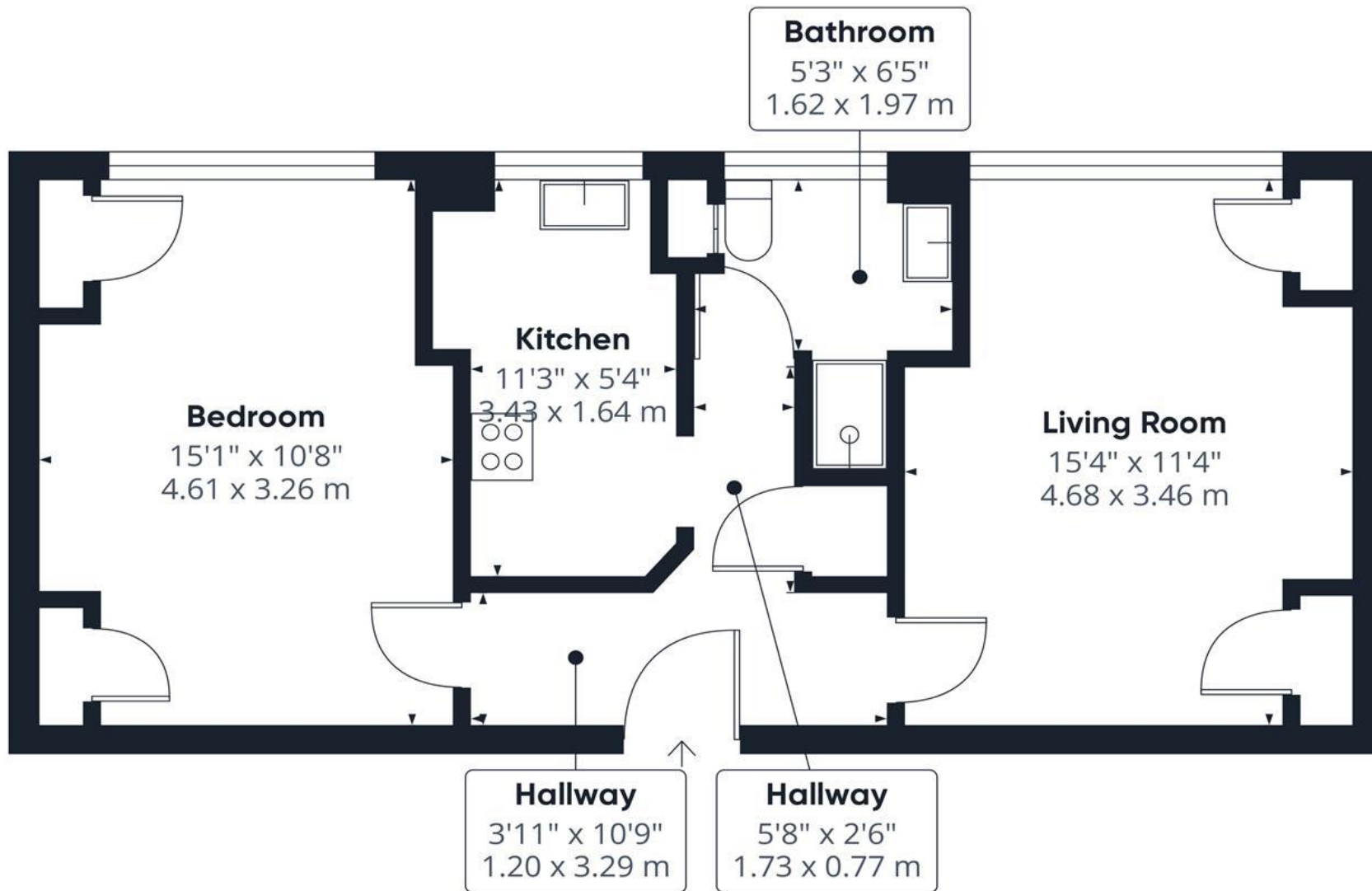
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		82
69-80 C	73	
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







Approximate total area^m
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.

GIRAFFE360

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



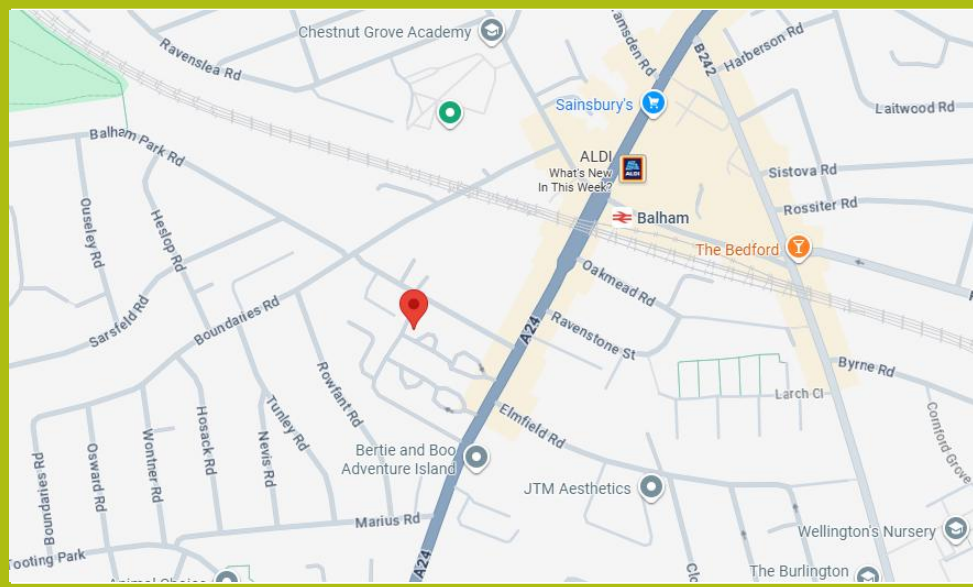
Mobile Signal
Good Coverage



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



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