



# PORTERS ESTATE AGENTS

RESIDENTIAL SALES, LETTINGS & MANAGEMENT

ANDREW CROFT & CO  
SOLICITORS & NOTARY PUBLIC



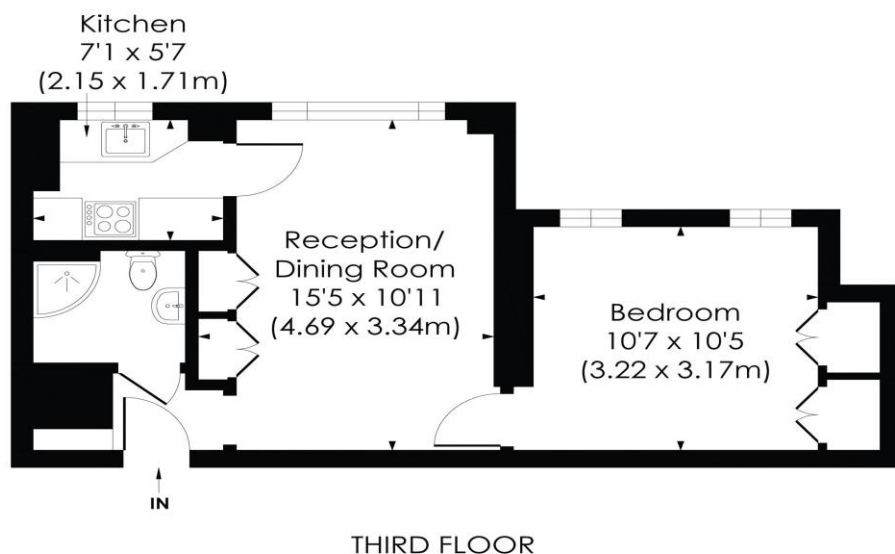
240 Balham High Road  
London SW17 7AW  
Tel: 020 8772 1004  
[www.portersbalham.com](http://www.portersbalham.com)  
[info@portersbalham.com](mailto:info@portersbalham.com)  
DX: 41604 Balham



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

## DU CANE COURT, SW17

Approx. Gross Internal Floor Area  
397 Sq. ft/36.92 Sq. m



We are delighted to present this beautifully appointed one-bedroom, fully furnished apartment, situated on the third floor of the iconic Du Cane Court.

Lovingly maintained by the owner as a pied-à-terre, the property offers a thoughtful blend of comfort and practicality, featuring generous storage throughout, a bespoke media unit, and a well-designed, fully equipped kitchen.

The Landlord will offer a new bed, should this be required. Enjoying a bright and welcoming outlook, this charming home is ideally positioned just moments from Balham's Northern Line and National Rail stations, as well as an excellent selection of shops, cafés, restaurants, and local amenities.

Available for immediate occupancy, this exceptional apartment presents an excellent opportunity for a tenant seeking a stylish and conveniently located home, with a move-in date available in June.

- ONE BEDROOM WELL CARED FOR HOME
- HOT WATER AND HEATING INCLUDED IN RENT
- Fully Furnished - with new bed if required.
- Ample Storage Space with Fitted Wardrobes in Bedroom
- Third Floor - Lifts Available
- Excellent Location
- 24/7 Concierge Desk

Council Tax: London Borough of Wandsworth  
Band B £793.60 for 2026/2027

**£1,850pcm**

**Available Immediately**



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