

**Balham High Road, Balham, SW17**

1 bedroom flat - purpose built for sale

**£335,000**

Leasehold

## Property Details

An attractive one double bedroom apartment, set on the fifth floor of the iconic Du Cane Court, an Art Deco mansion building with a handsome façade, beautifully maintained residents' garden, and rich architectural heritage. Residents enjoy a 24-hour concierge, lift, bicycle storage, and the timeless charm of its preserved Art Deco interiors. Favourably positioned to the rear of the building, the home overlooks the peaceful courtyard through large double-glazed windows, creating a bright and tranquil atmosphere. The spacious reception room, with sweeping 1930s-style windows, offers ample space for relaxing and dining and is neutrally decorated, providing a perfect blank canvas for personal touches. A graceful archway leads to a modern kitchen fitted with neutral cabinetry and appliances including a washer dryer. The generous double bedroom enjoys serene courtyard views, built-in wardrobes, and a handy alcove ideal for a desk, dressing area or further storage. A neatly finished bathroom with a shower and heated towel rail completes this charming and well-balanced home. Two of the photos have been virtually staged with furnishings.

Council tax band B

EPC rating D (67)

## Features

- One double bedroom
- Fifth floor apartment
- Nestled quietly away from the buzz of the area
- Art Deco mansion building
- 24 hour concierge
- Residents' gardens, lift and bike storage
- Vast array of cafés, restaurants, independent shops and nightlife
- Central Balham on your doorstep
- Northern Line and National Rail both around a three-minute walk
- Chain-free

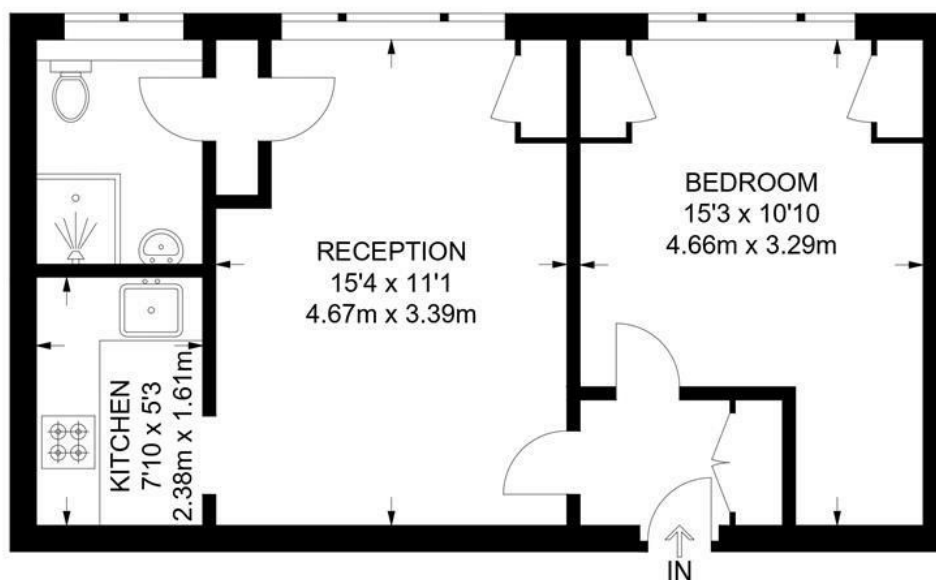




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**1 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **431 SQ FT / 40 SQ M**



**FIFTH FLOOR**



While we try our very best, floor plans are produced as a guide only and we take no responsibility for the precise accuracy with which any property is represented.



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