

**PORTERS ESTATE AGENTS**  
RESIDENTIAL SALES, LETTINGS & MANAGEMENT

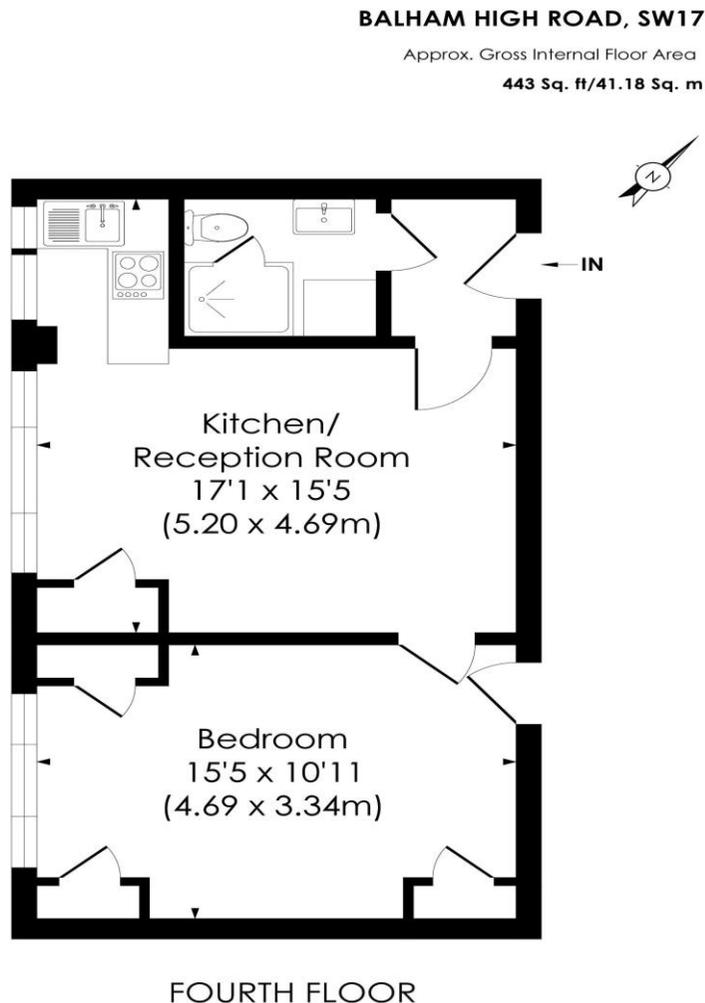
**ANDREW CROFT & CO**  
SOLICITORS & NOTARY PUBLIC



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



We are pleased to present this beautiful modern SOUTH FACING, one bedroom apartment in this sought-after Art Deco development benefiting from lifts and a 24-hour concierge desk. This bright apartment offers fitted kitchen and shower room in addition to a long lease and double glazed windows. Balham Northern Line and Overground Stations are a literally on the door step, along with the open leisure facilities of both Wandsworth Common and Tooting Bec Commons close at hand. Externally there are communal gardens, residents parking (on a first come/serve basis along with bicycle stores.

- Modern Apartment
- South Facing Views
- One Bedroom
- Well Fitted Kitchen
- Shower Room With Washing Machine
- 24 Hour Concierge
- Communal Gardens
- Residents Parking
- Bike Storage
- Fantastic Location for ALL Amenities

Council Tax Band B: London Borough of Wandsworth. £793.60 26/27