



barnard marcus

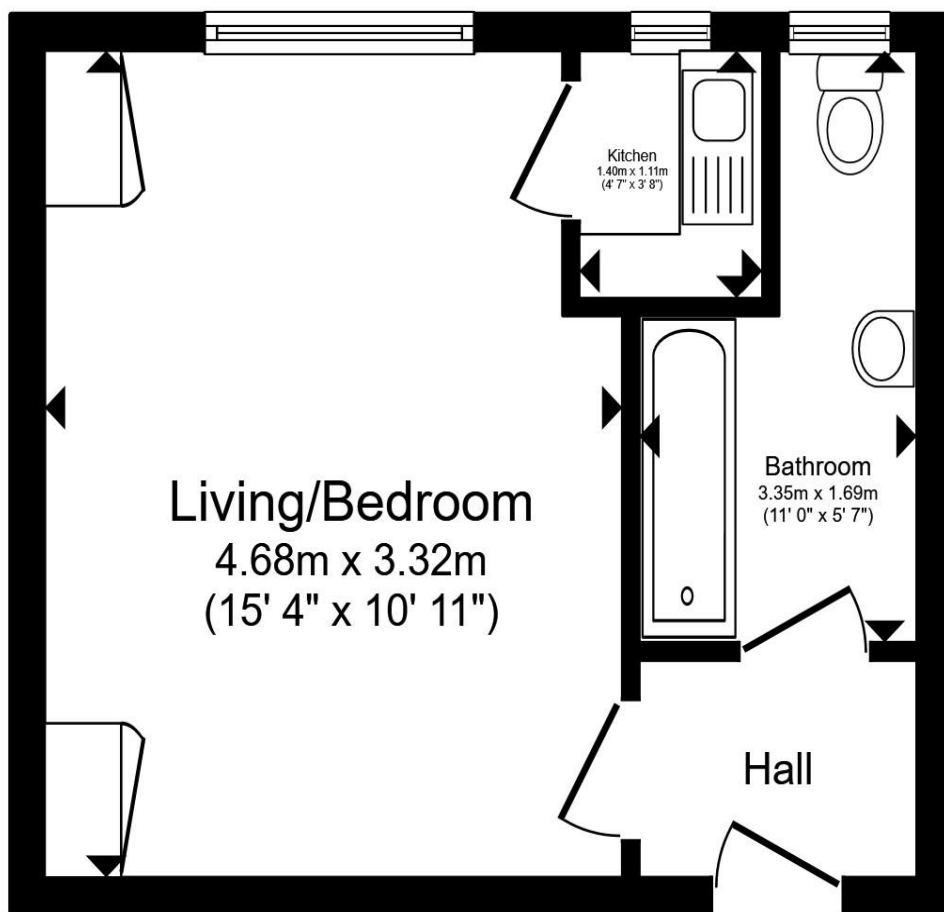
Du Cane Court Balham High Road, London SW17 7JZ

Welcome to **Du Cane Court Balham High Road, London**

Situated within the landmark Du Cane Court development, this studio apartment offers practical and well-positioned accommodation in the heart of Balham. Renowned for its striking Art Deco architecture, the building benefits from a 24-hour concierge service and attractive communal gardens for residents to enjoy.

Located just a short walk from Balham Underground and National Rail stations, the property is perfectly placed for commuters, while also being surrounded by a wide range of popular cafés, restaurants, shops and local amenities.





Total floor area 24.8 m² (267 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Welcome to

Du Cane Court Balham High Road, London

- Studio apartment
- Iconic Art Deco building
- 24-hour concierge
- Communal gardens
- Moments from Balham Station

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 25.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£125,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/TTG109264



Property Ref:
TTG109264 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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