

FOR SALE



Du Cane Court, Balham, SW17

GUIDE PRICE £550,000 Leasehold

 **2**

 **1**


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Property Description

A charming two-bedroom flat set within the iconic Du Cane Court development, renowned for its striking Art Deco design and excellent resident facilities. The property offers two spacious double bedrooms, a bright living room ideal for relaxing or entertaining, a modern bathroom, a study and a separate modern kitchen.


Residents benefit from an outstanding range of services, including 24-hour concierge and night security, constant hot water and seasonal heating, lifts, and well-maintained communal areas with rubbish chutes on every floor. The building also features landscaped grounds, a fully staffed on-site management office, as well as an on-site plumber and handyman. Additional conveniences include an online resident-portal, secure bicycle storage, basement storage lockers (available to rent), an on-site skip for large item disposal, and permit parking for one car. Pets are welcome subject to permission.

Ideally positioned close to the shops, restaurants, and supermarkets of Balham High Road, including Waitrose and Sainsbury-s, this property also benefits from having Balham Tube and rails stations right on the doorstep, making it perfect for professionals or investors alike.

Disclaimer

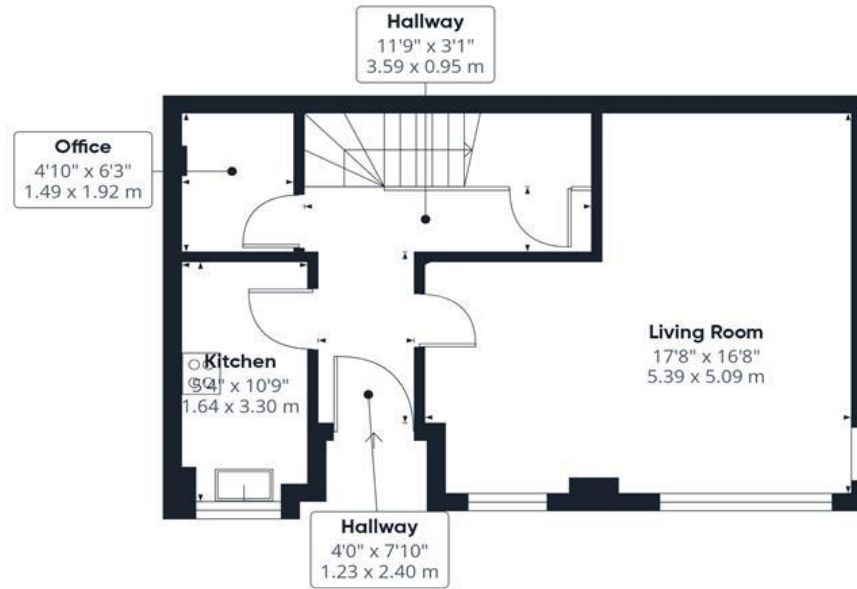
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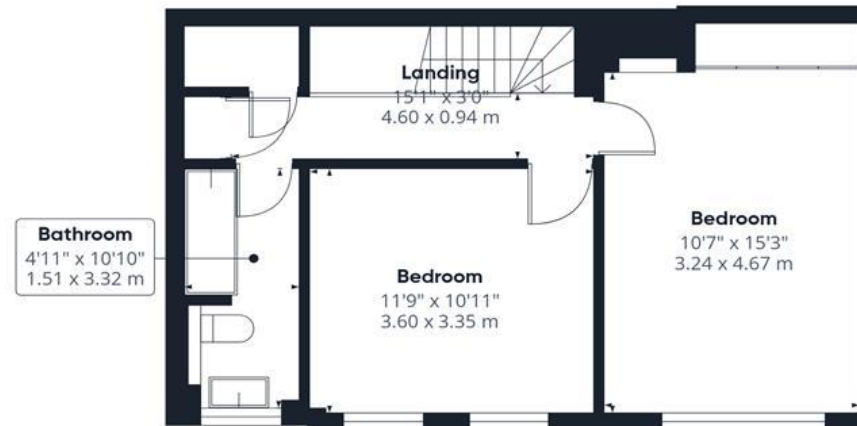
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		
69-80 C		
55-68 D	65	70
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	







Ground Floor



Floor 1



Approximate total area⁽¹⁾
880 ft²
81.8 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 – 159 years remaining

Service Charge – £6,551.24

Ground Rent – £150

Council Tax Band – D

Local Authority – Wandsworth Council



Property Type
Flat (Purpose Build)



Construction Type
Brick



Parking
Residents Parking



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Gas Heating



Broadband
Standard/ Superfast/
Ultrafast



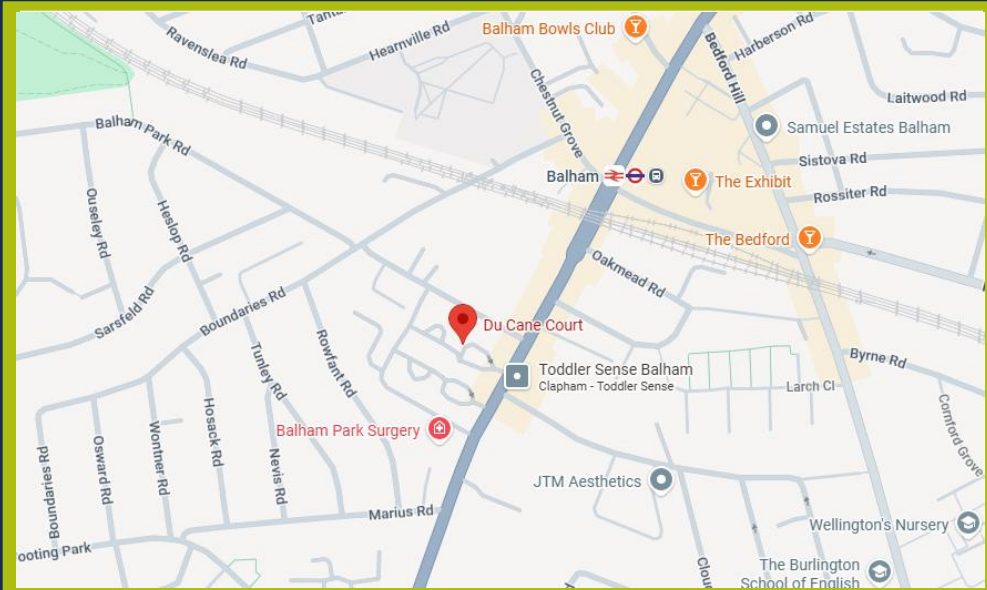
Mobile Signal
Good Coverage



Flood Risk
Has the property been flooded in the past five years: NO
Risk Level: Low



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

