



Du Cane Court Balham High Road, London SW17 7JZ

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

A well-appointed studio apartment, set within the iconic art deco block of Du Cane Court. This property is immaculate throughout, has a fitted kitchen with quartz countertops & matching dining table, stunning fully tiled bathroom and has a long lease. This property has been completely renovated from top to toe by the current owner who has carefully chosen every detail paying homage to the original style of the property, in a modern way. There is a clever space saving bed which folds away to allow maximum space during the day. Other benefits include Dimmable recessed spotlights, quiet courtyard-facing aspect with double-glazed windows.

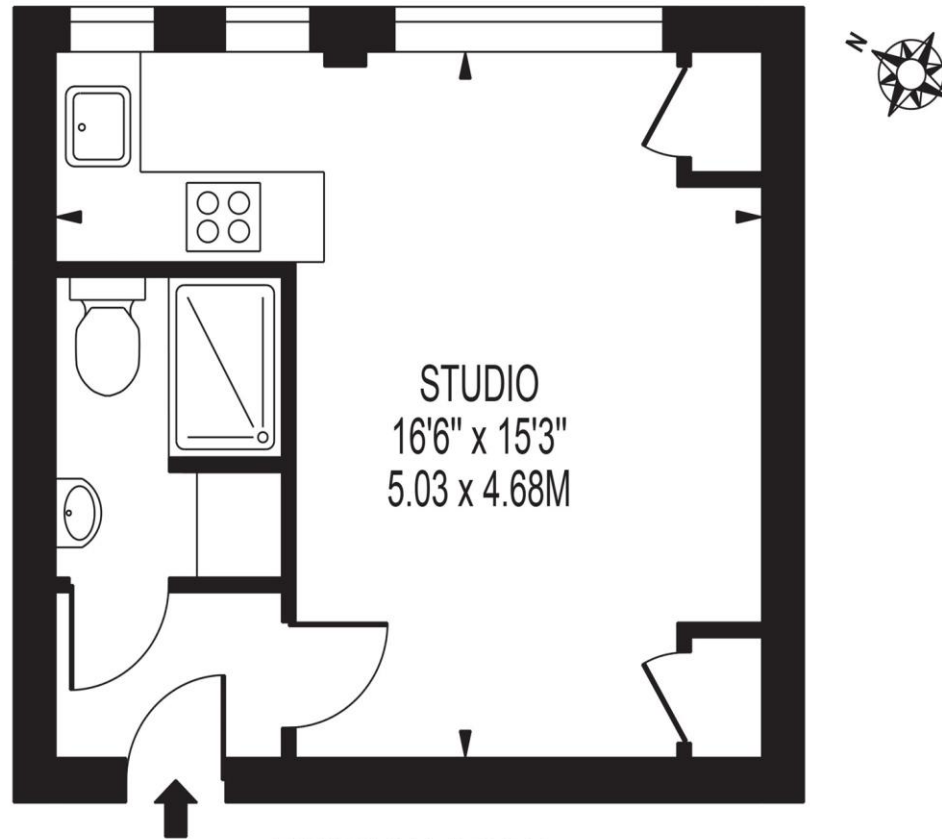
Du Cane Court offers a 24-hour concierge service with communal gardens and bicycle store facilities. Situated 200 meters from Balham Northern Line tube & Main line station and the local shops of Balham High Road.

Additional benefits include, beautiful communal gardens, residents permit parking and moments' walk to Balham tube station, Northern Line Access.



DU CANE COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 253 SQ FT - 23.54 SQ M



FOURTH FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
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ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Welcome to

Du Cane Court Balham High Road, London

- Stunning studio flat
- Impeccable decor
- Clever use of space
- 24 Hour concierge on site
- Communal gardens

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 175 years from 01 Jun 2010.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£260,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/TTG108430



Property Ref:
TTG108430 - 0009

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