



barnard marcus

Du Cane Court Balham High Road, London SW17 7JZ



barnard
marcus

The logo for barnard marcus consists of a series of colored circles in green, orange, red, and blue arranged in a staggered pattern. Below the circles, the words "barnard" and "marcus" are written in a lowercase, sans-serif font, with a thin horizontal line separating the two words.

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.

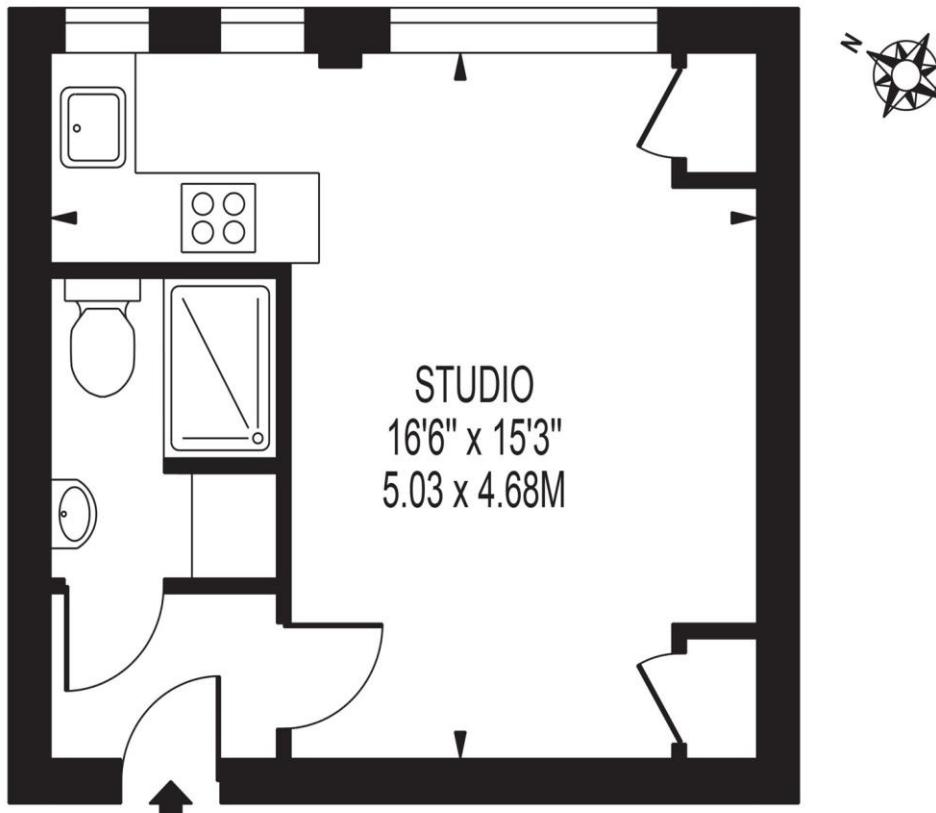
Du Cane Court offers a 24-hour concierge service with communal gardens and bicycle store facilities. Situated 200 meters from Balham Northern Line tube & Main line station and the local shops of Balham High Road.

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



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.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
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



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

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.



Property Ref:
TTG108430 - 0009

Please note the marker reflects the
postcode not the actual property



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