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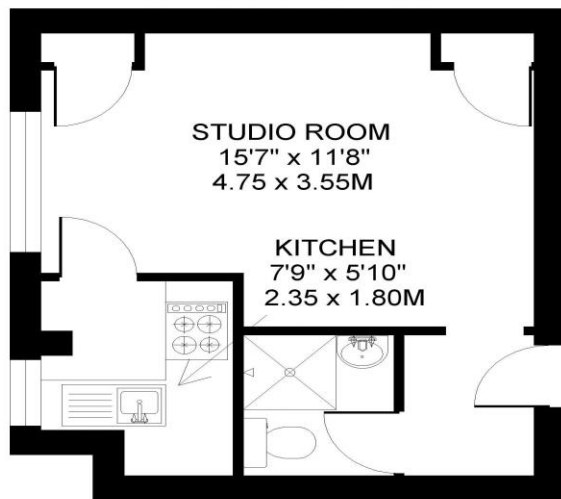
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Du Cane Court, Balham High Road, SW17 7JS.

**H04 DU CANE COURT
LONDON SW17**

APPROXIMATE INTERNAL FLOOR AREA
268 SQ.FT. / 24.9 SQ.M.



GROUND FLOOR



© FLOORPLAN PRODUCED FOR JOHN G. DEAN & Co. BY FLOORPLANNERS 07801 228850
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE

A bright and well-presented studio apartment, recently refurbished throughout and ideally positioned within this popular and iconic Balham building. Quietly situated to the rear of the development, the property enjoys peaceful courtyard views while benefiting from immediate access to the vibrant amenities of Balham.

The studio has been upgraded to include a brand-new fitted kitchen, new carpets, and freshly redecorated walls, creating a modern and comfortable living space ready for immediate occupation. The contemporary kitchen is fully equipped with a fridge/freezer, cooker and hob, together with a washing machine for added convenience. Double glazing throughout further enhances comfort and energy efficiency.

Perfectly located just moments from Balham Northern Line and Overground stations, the property offers excellent transport links into Central London, alongside an abundance of green spaces, cafés, restaurants, shops, and local amenities nearby.

- RECENTLY REFURBISHED STUDIO
- BRAND NEW FITTED KITCHEN
- Quiet rear aspect overlooking courtyard
- Double glazed windows
- Fridge/freezer, cooker & hob, and washing machine included
- Excellent Balham location
- Moments from Northern Line & Overground stations
- Hot Water and Heating Included
- Available Immediately, Reference Dependant.

Council Tax: London Borough of Wandsworth
Band A £660.00 for 2026/2027

£1,400pcm
Available Immediately