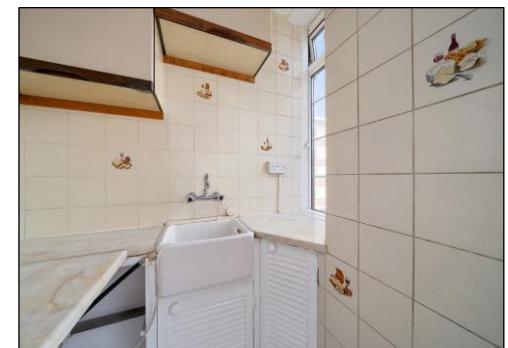


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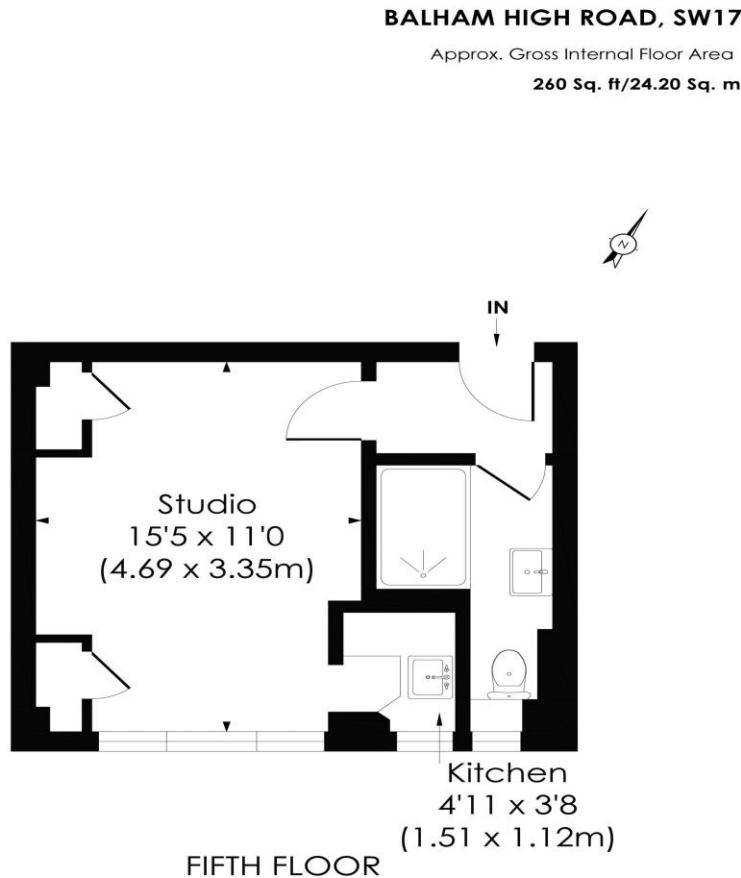
**ANDREW CROFT & CO**  
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# Du Cane Court. Balham. SW17 7JE



We are pleased to offer this South Facing 5th floor studio flat in need of refurbishment with no on-going chain. The flat has been appropriately priced to reflect the work required, such as new kitchen and shower room. Set just a few minutes walk away from all the amenities of Balham, including Northern Line and Overground Stations. The historic Du Cane Court offers a lift service, concierge desk and hot water / heating included in the service charge. Residents parking and bike storage is also available.

- Studio Apartment
- South Facing
- Fifth Floor
- No On-Going Chain
- Requires Modernisation
- Fantastic Location for Northern Line and Overground Stations
- Resident Parking Available Via Permit
- Bike Storage
- Historic Building with Lifts
- Hot Water and Heating inc. Service Charge

**Council Tax: London Borough of Wandsworth  
Band A. £665.00 for 2025/2026**

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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.