

**TO LET**



**Du Cane Court, Balham, SW17**

**£2,000.00 PCM**

 **1**

 **1**

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## Property Description

A lovely one-bedroom flat located just a stone's throw from Balham Tube Station and Balham Rail Station situated in the ever so popular Du Cane Court Development. With its remarkable Art Deco design and celebrated history, Du Cane Court offers residents a truly distinctive and comfortable living.

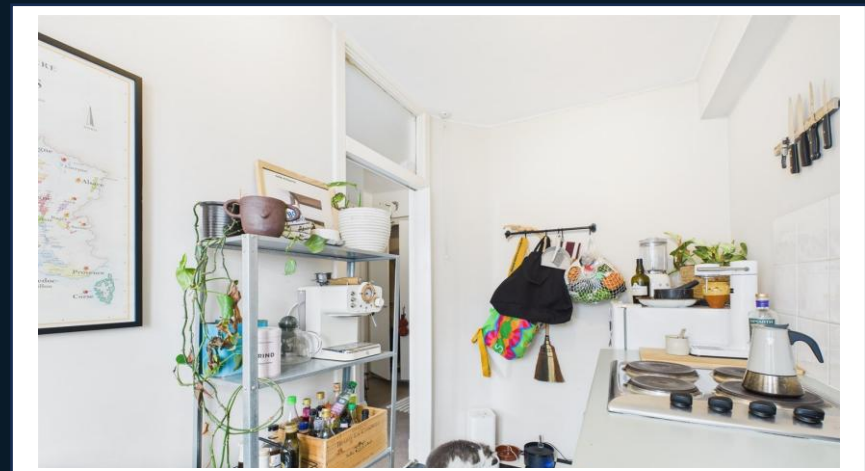
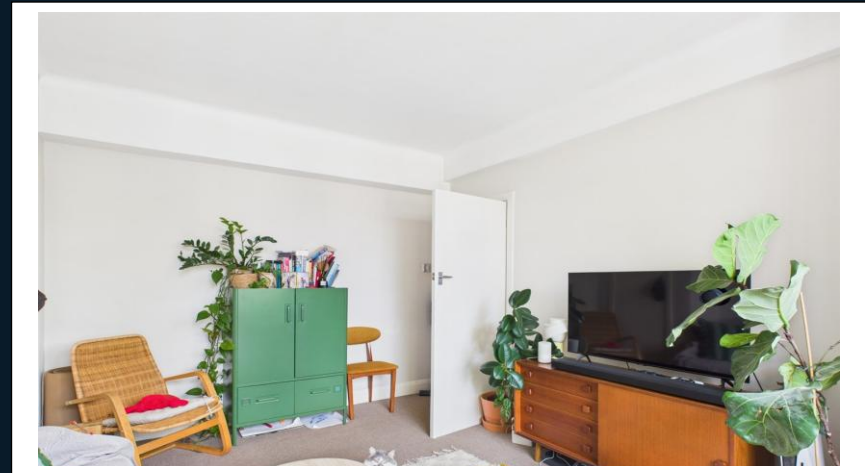
Residents of Du Cane Court benefit from a 24-hour concierge service, well maintained communal areas, and convenient resident permit parking, access to an on-site office with building managers and dedicated staff such as a plumber and handyman, 24-hour heating and hot water and night security staff.

The flat boasts a spacious double bedroom, a light-filled living room perfect for both relaxing and entertaining, a contemporary bathroom, and a separate kitchen designed for convenience and functionality.

The property is located close to all of the amenities of Balham High Road including Waitrose, Sainsburys and many places for eating out. With public transport on its doorstep including Balham Rail and Tube Station and various bus routes.

## Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



## Material Information

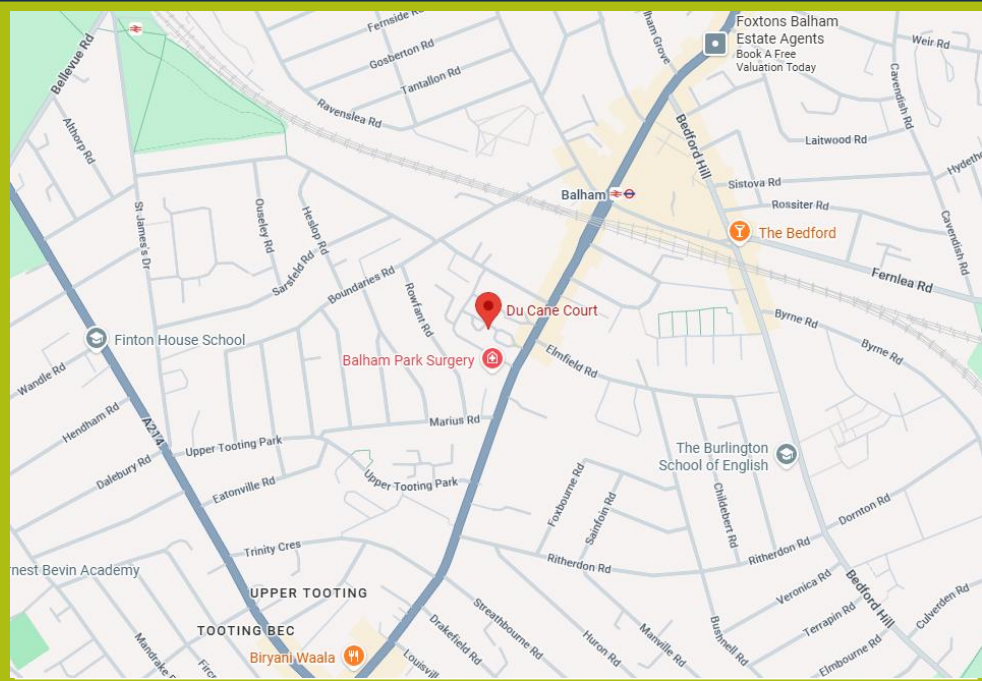
**Date Available – 30/05/2026**

**Holding deposit amount – £461**

**Security Deposit amount (Five weeks rent) – £2,307.00**

**Council Tax Band – B**

**Local Authority – Wandsworth Council**



**Property Type**  
Flat (Purpose Build)



**Construction Type**  
Brick



**Parking**  
Parking Permit



**Listed Building Status**  
None



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Communal



**Broadband**  
Cable



**Mobile Signal**  
Good Coverage

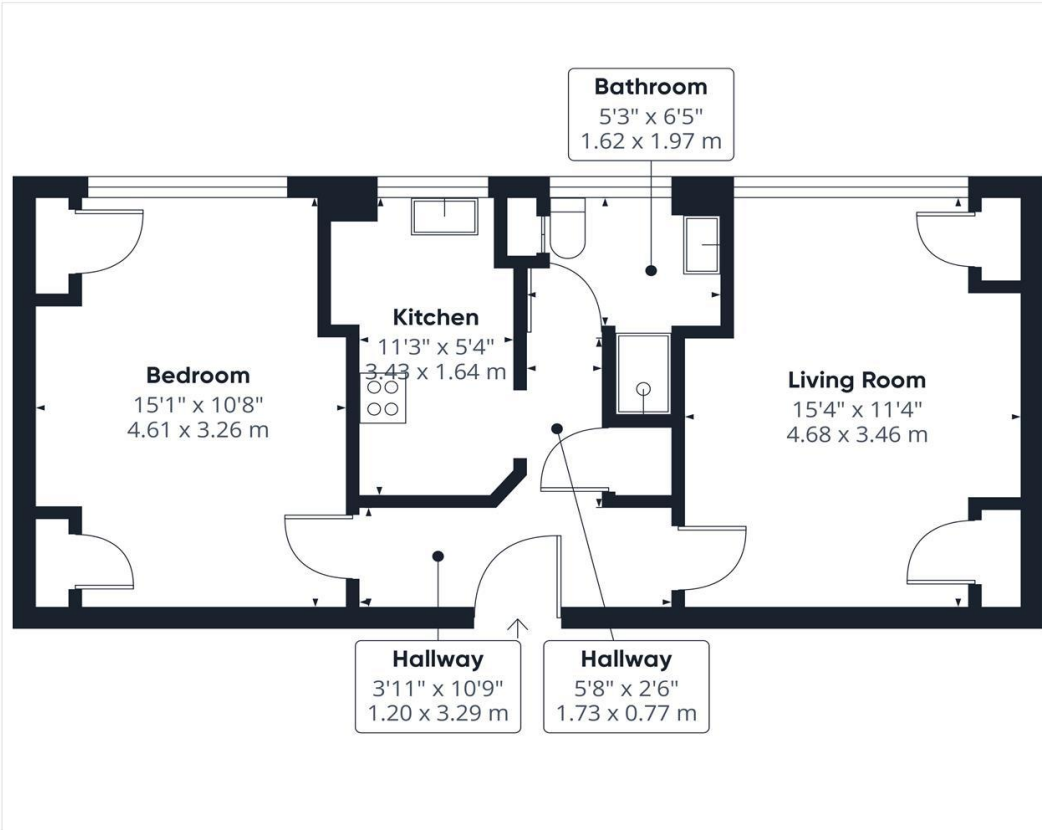


**Flood Risk**

*Has the property been flooded in the past five years: NO*  
Level of Risk: None



**Proposed Development in Immediate Locality?**  
None



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Approximate total area<sup>m</sup>  
491 ft<sup>2</sup>  
45.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 2C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>	64	66
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		

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**Colliers Wood & Wimbledon**  
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**Streatham**  
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