

**PORTERS ESTATE AGENTS**  
RESIDENTIAL SALES, LETTINGS & MANAGEMENT

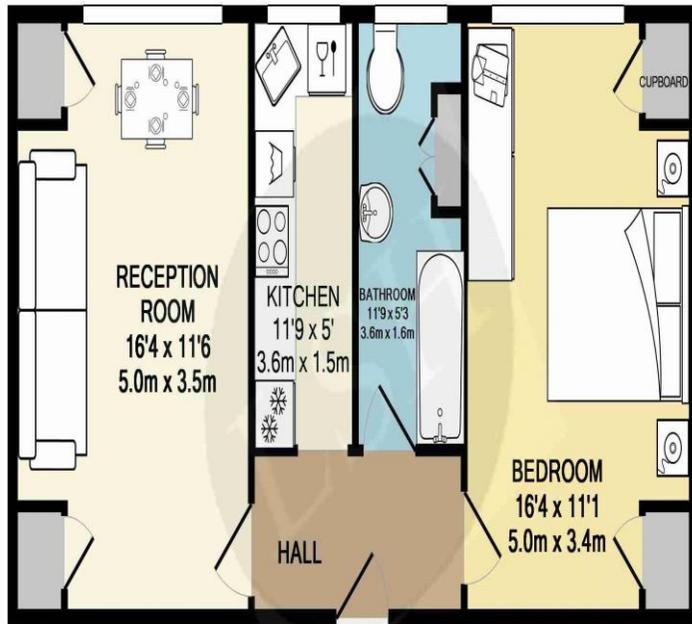
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# Du Cane Court Balham High Road Balham SW17 7JU



TOTAL APPROX. FLOOR AREA 536 SQ.FT. (49.8 SQ.M.)

Measurements are approximate. Not to scale. Illustrative purposes only

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Council Tax: London Borough of Wandsworth Band  
B £747.55 for 2024/2025

Hot water and heating included in the rent.

Available June 2024

A well presented one bedroom first floor flat available to rent in this iconic Art Deco building just 0.2 miles from Balham tube and rail stations. The kitchen is fitted to a high standard with built in appliances and also includes a dishwasher and washer/dryer, the double bedroom has excellent storage space and the reception room is very bright with all of the windows in the flat double glazed.

Heating & hot water charges are included within the rent and the Wandsworth council tax band is B.

- One bedroom first floor flat
- Iconic Art Deco building
- 24 Hour Concierge Desk Panoramic
- Double Glazed Windows
- Art Deco style bathroom suite
- Luxury kitchen with dishwasher
- Large double bedroom
- 4 Minute walk to Balham tube station
- Low outgoings
- Must be seen