



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

**ANDREW CROFT & CO**  
SOLICITORS & NOTARY PUBLIC



240 Balham High Road  
London SW17 7AW  
Tel: 020 8772 1004  
[www.portersbalham.com](http://www.portersbalham.com)  
[info@portersbalham.com](mailto:info@portersbalham.com)  
DX: 41604 Balham



# Du Cane Court Balham London SW17 7JA



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Total Area: 25.1 m<sup>2</sup> ... 270 ft<sup>2</sup>

All measurements are approximate  
and for display purposes only.

VIDEO TOUR AVAILABLE - A bright South facing 3rd floor studio flat with a spacious studio room, kitchen and a white bathroom suite.

Du Cane Court is a sought-after Art Deco building with a 24-hour concierge service and is located just 250 metres from Balham Northern line tube and main line station.

Early internal viewing is highly advised via Porters Estate Agents.

- Art Deco development
- South facing studio flat
- Bespoke kitchen with built in appliances
- Double glazed windows
- Studio room with built in wardrobe
- Luxury bathroom suite
- 24-hour concierge desk
- 200 metres to Balham tube and rail
- Close to local Commons
- No chain involved

Council Tax: London Borough of Wandsworth Band  
A £577.37 for 2022/2023

Hot water and heating included in the service charge.