



# PORTERS ESTATE AGENTS

RESIDENTIAL SALES, LETTINGS & MANAGEMENT

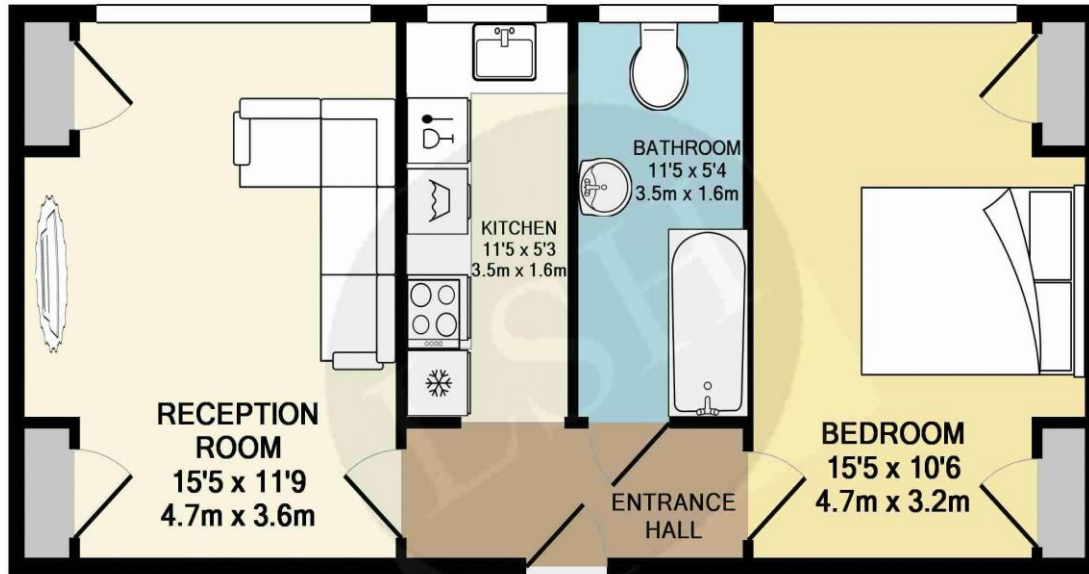
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# DU Cane Court Balham High Road London SW17 7JU



TOTAL APPROX. FLOOR AREA 506 SQ.FT. (47.0 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Council Tax: London Borough of Wandsworth Band  
B £673.59 for 2022/2023

Hot water and heating included in the service charge.

Long Lease

A well presented one bedroom West facing first floor flat offered for sale with NO Chain involved to include a modern fitted kitchen with dishwasher/washing machine and luxury white tiled bathroom suite. Du Cane Court offers a 24 hour concierge service and is located just a few minutes' walk (200 metres) from Balham Northern Line tube and rail services. The flat offers a bright aspect to each room and HOT WATER and HEATING are included within the service charge. Externally there are communal gardens, bicycle storage facilities and residents parking.

- Spacious & bright one bedroom flat
- West facing aspect
- 24 Hour Concierge desk
- Modern fitted kitchen with dishwasher & washing machine
- Fully tiled white bathroom
- Built in wardrobes
- Close to Balham tube and rail stations (200 metres)
- No chain involved
- Communal gardens, parking and bicycle store