



 RAMPTON
BASELEY

BALHAM HIGH ROAD, SW17 / LEASEHOLD

SW17 / LEASEHOLD

A SUPERB ONE BEDROOM FLAT OFFERING OVER 500 SQ FT OF WELL-PRESENTED ACCOMMODATION ARRANGED OVER THE SIXTH FLOOR OF THIS ICONIC ART-DECO BUILDING ON BALHAM HIGH ROAD.

Particularly bright and airy throughout due to its position within the building, the property features a generous reception room, double bedroom with built-in storage, a modern bathroom and kitchen.

Residents of Du Cane Court benefit from the services of a 24 hour concierge, security and on-site services. Access to all floors is provided by a number of lifts.

Du Cane Court is ideally situated for the local shops and amenities of Balham High Road. Balham station (Underground & National Rail) is approximately a 5 minute walk away and provides quick and convenient access to central London. Tooting Bec Underground station is also a short walk away as are the green open spaces of Tooting Bec Common and Wandsworth Common.

Council Tax Band: B | EPC: C | Tenure: Leasehold



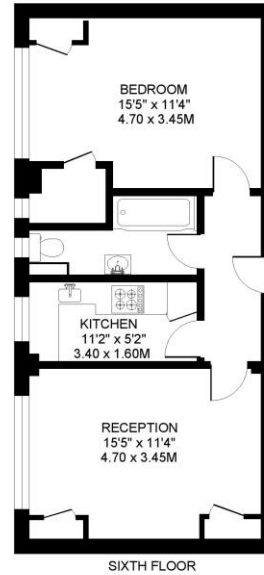
**DOUBLE BEDROOM | RECEPTION
ROOM | BATHROOM | BUILT-IN
STORAGE | 24 HOUR CONCIERGE**



**DU CANE COURT
BALHAM
LONDON SW12**



APPROXIMATE INTERNAL FLOOR (LIVING) AREA
532 SQ.FT / 49.4 SQ.M.



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This plan is proportionally correct, but not to a given scale, and is for guidance only, and must not be relied upon as a statement of fact.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
Where a room has a sloping ceiling, the dotted line marks 1.5m height, and the measurements are shown at floor level.

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF RAMPTON BASELEY ESTATE AGENTS

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