



Balham High Road, SW17
Guide Price: £600,000, Leasehold





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Leasehold with 999 years remaining unexpired

Service Charge: £7,000 per annum inclusive of heating & hot water

Ref PCL260016

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This is a rare opportunity to acquire a newly refurbished lateral apartment set on the ground floor of a highly desirable block in a superb location.

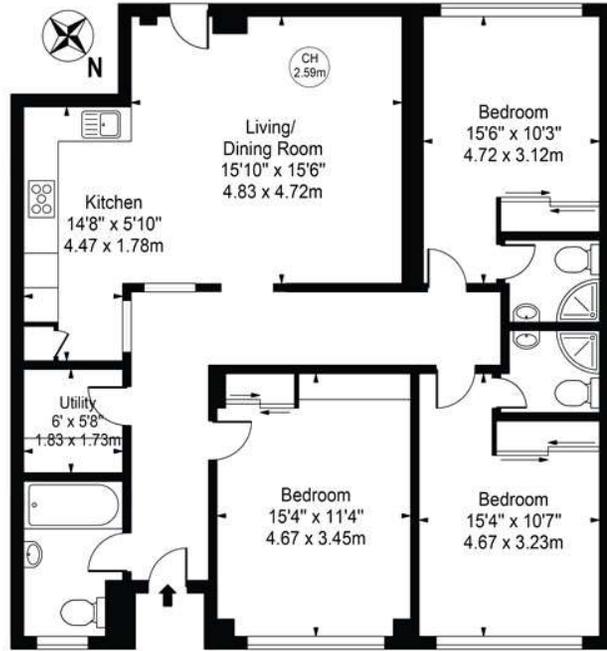
Having just undergone an extensive refurbishment, the property is presented in immaculate condition throughout with good ceiling volumes and an abundance of natural daylight. Focused around a large everyday space which consists of the living/dining/ reception area and an open plan modern kitchen with high-end appliances. Down the corridor is your sleeping accommodation which comprises of the principal bedroom suite with good wardrobe space, the second bedroom again

with plenty of storage and an en-suite shower room, a very good sized third bedroom and a family bathroom. The flat further benefits from a utility room, 24 hour concierge, bike storage, communal gardens and heating and hot water included within the buildings annual service charges.

Du Cane Court is a very popular development sat back from Balham High Street itself. The various shops, bars, bakeries restaurants and various amenities are quite literally on your doorstep. Both Wandsworth & Clapham Common open green spaces are close by whilst Balham Tube & Overground is a few yards down the road from the block, providing a simple commute across the capital and country.

Du. Cane Court

Approx. Gross Internal Area 1151 Sq Ft - 106.93 Sq M



Ground Floor
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.