

# C JAMES & CO - TOOTING

SALES AND LETTINGS SPECIALISTS



## Du Cane Court Balham High Road, London, SW17 7JT

**No offers £350,000**

Du cane court is arguably Balham's most iconic building and certainly one of London's treasures. Having been built in the 1930's it remained remarkably unscathed during the blitz, leading to speculation that the Germans were purposely preserving the building for use as a future head quarters . Whilst a good yarn, this is not true.

What is true is the remarkable art deco style and the impressive foyer. This building has featured in numerous television shows. Hercule Poirot was filmed there on a regular basis.

This two bedroom apartment is offered in a condition that is ready to occupy and there is no onward chain. There is either designated parking that if available, can be rented through the estate office or parking on a first come first served basis with a permit.

There are well maintained lifts and there is a full concierge service. Heating and hot water are also included within the service charge

This apartment is priced to sell and represents remarkable value for money. The asking price is the only price that will be considered, so please no chancers.

Located off Balham high street this property is equidistant between Balham 24 hour Northern line tube and Tooting Bec Northern line tube. It is well placed for lovely restaurants and Coffee shops alongside trendy bars and artisan shops.

Tooting Bec Common and Lido are easily accessible as is Clapham Common.



# Floor Plan

## Seventh Floor

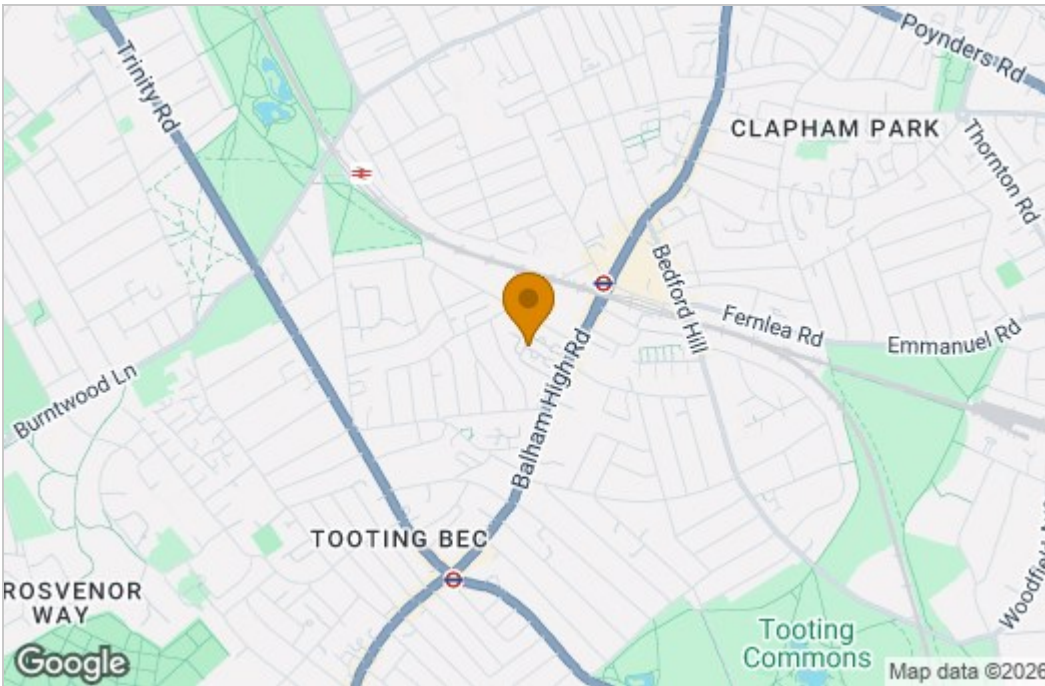
Approx. 56.5 sq. metres (608.4 sq. feet)



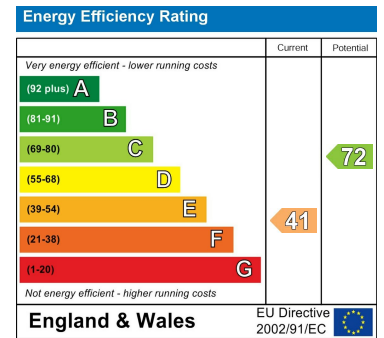
Total area: approx. 56.5 sq. metres (608.4 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print. Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



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