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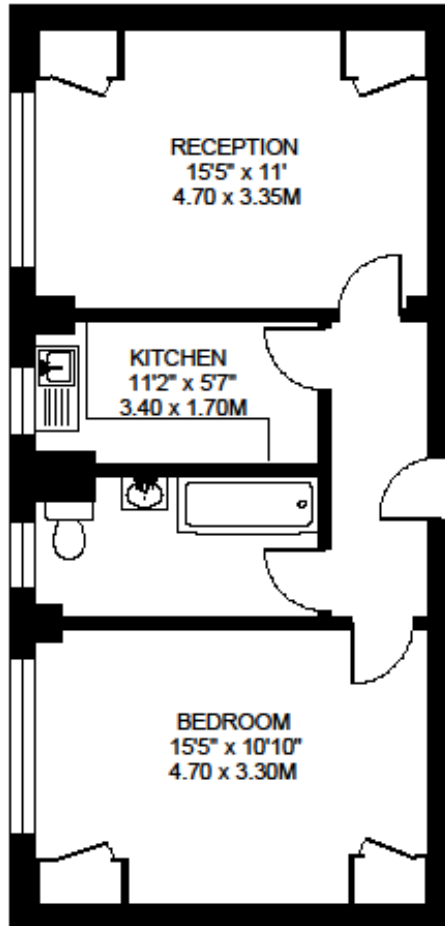
BALHAM

A well proportioned and tastefully modernised one bedroom upper ground floor flat with the benefit of a very long lease and overlooking a pretty, quiet courtyard. Du Cane Court is a popular 'Art Deco' building, located within a few minutes walk of central Balham which provides excellent travel facilities.

£410,000 L/H (OIEO)

**DU CANE COURT
LONDON SW17**

**APPROXIMATE INTERNAL FLOOR AREA
532 SQ.FT. / 49.4 SQ.M.**



FIRST FLOOR

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ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(82 plus) A		
(81-81)	B		
(69-80)	C	79	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(82 plus) A		
(81-81)	B		
(69-80)	C	83	84
(55-68)	D		
(39-54)	E		
(21-38)	F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC	