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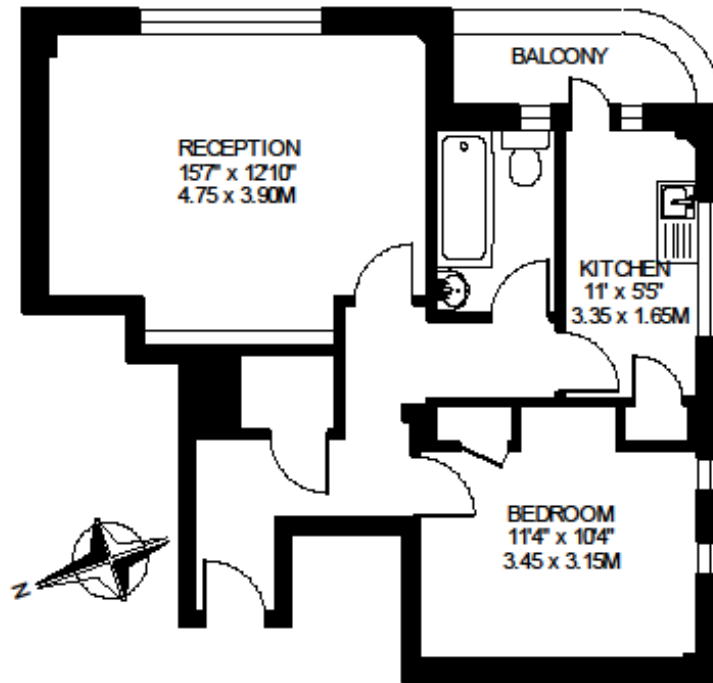
## **BALHAM**

This unmodernised, one bedroom, fourth floor flat provides a different layout compared with the average one bedroom flat in this landmark Art Deco building. The flat also benefits from double glazing and great potential to improve as well as the very rare feature of a balcony which provides impressive roof top views.

**£415,000 L/H**

**DUCANE COURT  
LONDON SW17**

APPROXIMATE INTERNAL FLOOR AREA  
**504 SQ.FT. / 46.8 SQ.M.**



**FOURTH FLOOR**

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

