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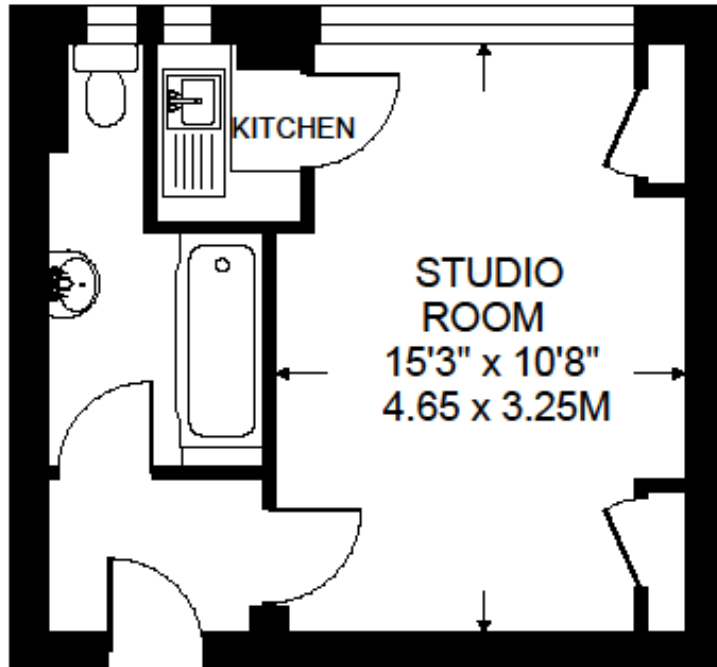
BALHAM

An extremely bright fifth floor studio flat with a southerly aspect, providing panoramic roof top views. The flat forms part of this impressive 1930's built private Art Deco building and has the benefit of double glazing. Ideally situated close to all the amenities of central Balham, lending itself as a great base in town.

£249,950 L/H

**DU CANE COURT
LONDON SW17**

**APPROXIMATE INTERNAL FLOOR AREA
252 SQ.FT. / 23.4 SQ.M.**



FIFTH FLOOR

© FLOORPLAN PRODUCED FOR JOHN G. DEAN & Co. BY FLOORPLANNERS 07801 228850
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE

Energy Efficiency Rating		Current	Potential	Environmental Impact Rating (CO ₂)		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		80	81	Very environmentally friendly - lower CO ₂ emissions (81-91) A (69-80) B (55-68) C (39-54) D (21-38) E (1-20) F (1-20) G Not environmentally friendly - higher CO ₂ emissions		76	77
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	