

THE MODERN HOUSE



Balham High Road, London SW17
Sold

Du Cane Court VI

This wonderful two-bedroom flat is positioned on the sixth floor of the iconic Du Cane Court, designed by G. Kay Green and built in 1937. The impressive art deco building retains many of its lavish interiors, especially evident in the lobby with its revolving doors, marble-effect pillars and lifts lined with satin and golden trademark curves, reminiscent of the era. The flat is southwest-facing, allowing glorious swathes of natural light to pour into the space. The building is set within immaculate Japanese gardens, landscaped by Seyemon Kusumoto.

The Building

The building has excellent facilities, including service lifts and a full-time maintenance staff. Heating and hot water are included in the service charge and are connected to the original communal heating system, which was recently upgraded with new central boilers. Twenty-four-hour security, porter and parcel collection service, communal cleaning and maintenance is also included in the service charge. Residents can also apply for a parking permit on the estate.

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The Tour

A porter greets visitors in the grand lobby area. The communal spaces are something of a time warp, with many of their art deco features beautifully preserved. Entrance to the flat is through the smart, original 1930s front door into an exceptionally bright open-plan kitchen, dining and living area. The current owner has reconfigured the space by removing the wall between the kitchen and living space, creating a set of harmonious, flowing interiors.

Many of the flat's original features have been retained, including the expansive Crittall windows found throughout that frame views across a striking central courtyard. The flat has been decorated with a neutral palette: white-washed walls, warm wooden accents and newly-laid carpet chime harmoniously with mid-century detailing, including the original door handles. The kitchen has been recently renovated with plenty of open shelving, sleek white cabinetry, solid wooden worktops and monochrome patterned tiles underfoot.

Two double bedrooms frame the living area, both with ample built-in storage. Mirrored fitted wardrobes run the length of the wall within the main bedroom, and there is also a separate WC. The neutral bathroom positioned in the centre of the flat has mottled glass windows for privacy.

Outdoor Space

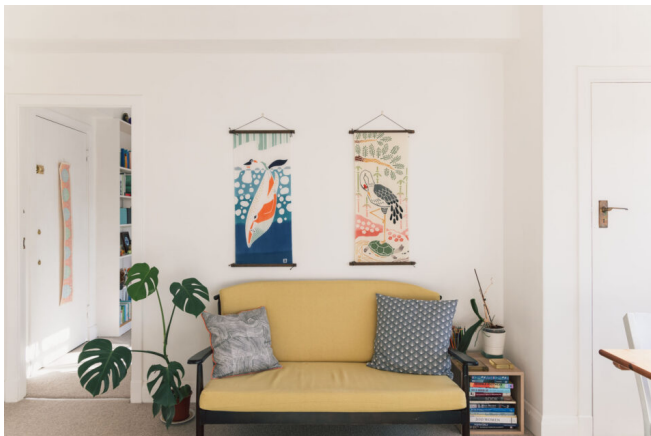
Green lawns surround the apartment, and residents of Du Cane Court enjoy the use of Japanese communal gardens landscaped by Seyemon Kusumoto.

The Area

The green spaces of Clapham Common and Wandsworth Common are within walking distance. The building is positioned on the buzzing Balham High Road, which has a wide variety of independent restaurants, pubs and cafes, notably Gail's, Milk, Taro and The Cyclist. A weekly farmers' market on Venn Street occurs every Saturday.

Du Cane Court is excellently positioned within the heart of Balham. It is approximately a five-minute walk from both Balham Overground station, for trains to Clapham Junction and Victoria, and Balham Underground station with quick connections to Central London on the Northern Line.

Tenure: Leasehold Lease Length: approx. 164 years remaining Service Charge: approx. £4000 per annum Ground Rent: approx. £150 per annum Council Tax Band: D



*London, South London
Sold*

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.