



DU CANE COURT S.W.17.

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DU CANE COURT

is a magnificent and up-to-date building providing distinctive living accommodation varying from the comfortable single-roomed flat to the none-the-less cosy six-roomed flat or maisonette, complete with every modern convenience, at most economical rentals. It is situated in Balham, S.W.17, and is within one minute of the Southern Railway and Tube Stations, and only nine minutes from Victoria, and has five delightful green commons all within easy reach. The rentals are from £60 per annum to £200 per annum, and you are invited to call and inspect this wonderful building at any time. The Letting Office is open every day, including Sundays, until 9.0 p.m. There are Show Flats available for inspection during the usual business hours.

Letting Agents

CENTRAL LONDON PROPERTY TRUST, LIMITED

at DU CANE COURT, BALHAM, S.W. 17. Phone BATtersea 3674,
also at 7 PALL MALL EAST, LONDON, S.W. 1. Phone WHItchall 2022

EVERY CONSIDERATION has been given to the planning of Du Cane Court in order to ensure that all flats have the utmost light and air. Every room, including kitchens and bathrooms, have windows opening directly to light and air.

The first section of the building is erected in the form of the letter E and is set well back from the High Road. Tenants of the front flats are immune from the discomfort of the dust

and noise inevitable to a main thoroughfare, whilst tenants of the east and west wings will enjoy similar comfort, as these wings are set well back from the boundaries of the site.

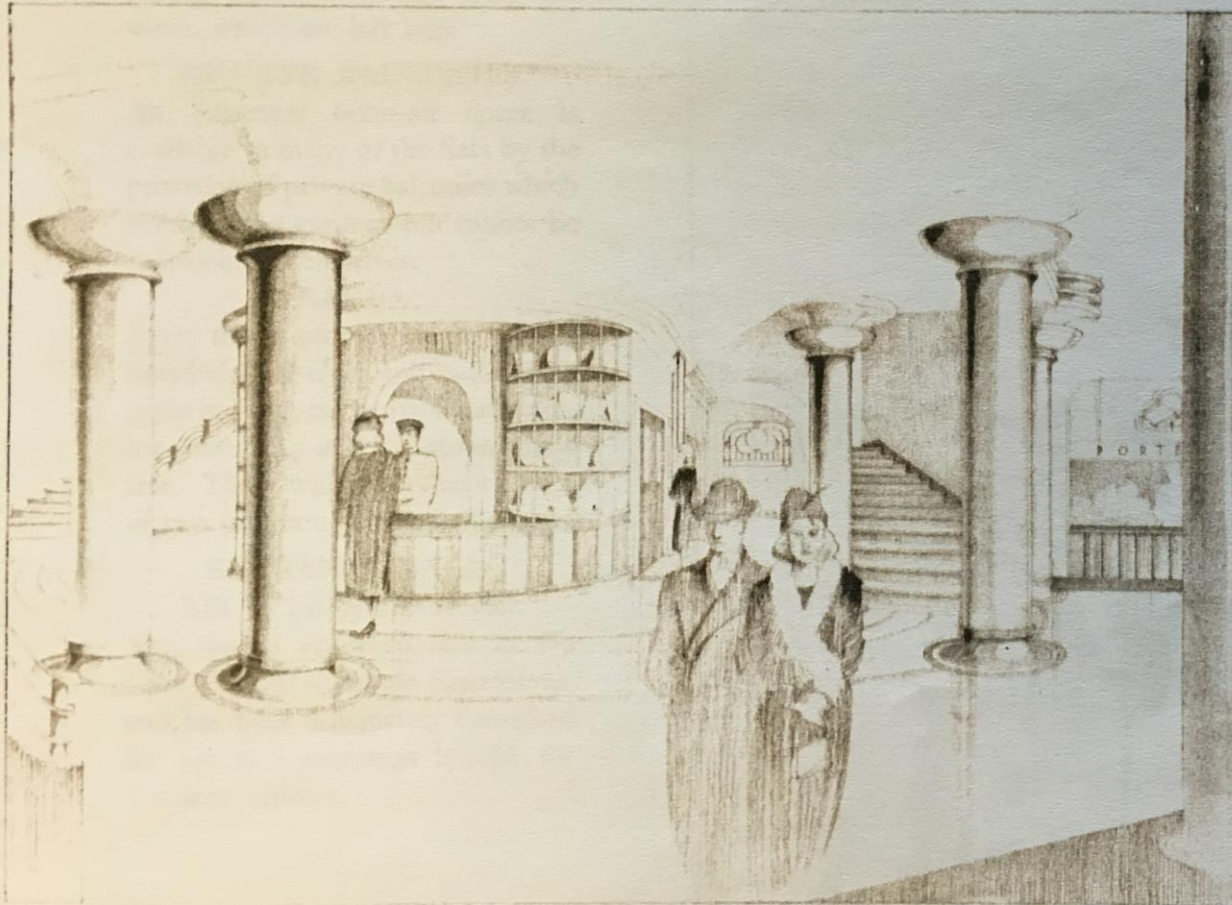
The second section, now under construction, immediately joins the first and is of similar construction except that the inside of the wings open up two delightfully airy flower garden courts. The conveniences are in every way the same.

The building is fire resisting throughout.

The maisonettes on the ground and first floors are approached by terraces around the centre gardens. The central entrance to the flats above is approached by in-and-out drives for cars, with separate paths for pedestrians. By this means the utmost privacy possible is obtained for tenants of maisonettes, and it permits the tenants of flats above to drive or walk to the central main entrance.

The flats at the end of each wing, facing Balham High Road, have separate entrance halls and lifts independent of the main central entrance hall.

Internally, every detail, such as window fittings, door handles, finger plates, floor and wall finishes, have received very careful thought, and have only been approved after



having been tested for their qualities in respect of the saving of labour in housework. The kitchenettes and bathrooms are equipped with hygienic finish "easyclean" fittings, and sanitary arrangements are in accordance with the best modern standards. Pelmet boards and runners to the windows are supplied and fixed gratis, to all flats. All electric fittings (ceiling pendants excepted) are complete, and include skirting points, switches, and electric fires. Tenants provide own ceiling pendant fittings from the wires, which are left bare.

PRIVATE BALCONIES.

An attractive open-air space is available to many of the flats by the provision of private balconies which overlook the gardens but cannot be overlooked themselves.

RADIO.

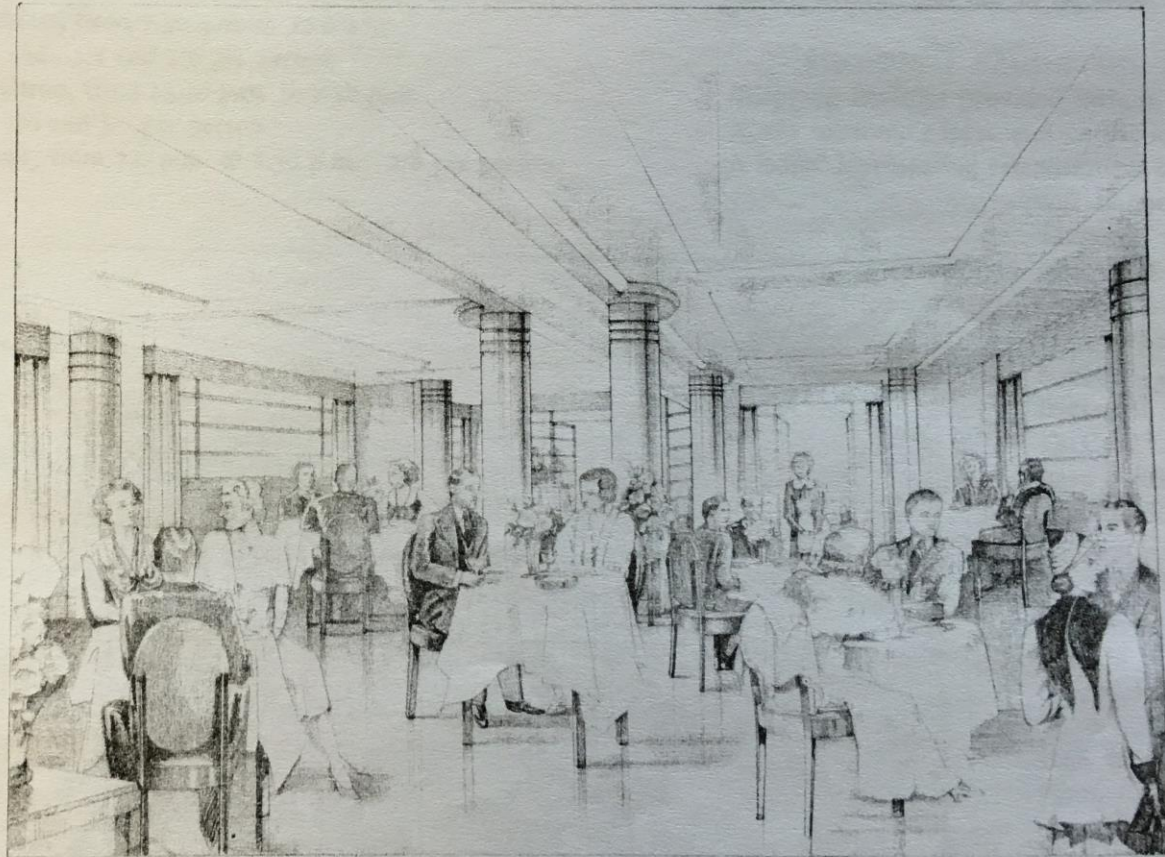
Every flat is provided with a combined electric clock and radio. The radio has volume control and selector switches, and is atmospheric free. There will always be a choice of two programmes available.

ENTRANCE-HALL RECEPTION-LOUNGE.

The central entrance hall at Du Cane Court is of ample dimensions, and has been adequately furnished for use as a reception lounge for Tenants' visitors.

RESTAURANT AND CLUB.

On the 7th floor is a large and well-appointed restaurant, for the use of tenant-members of Du Cane Court Club. The Club is licensed, and during permitted hours, wines, spirits, etc., can be obtained. A snack lounge bar is also provided, for the serving of light meals. Membership subscription to Du Cane Court Club is only 5/- per annum.



RESTAURANT

ELECTRICITY.

Electricity is provided for lighting, heating and cooking at the low rate of $\frac{1}{2}$ d. per unit, subject to a small quarterly fixed charge according to the size of the flat.

GAS.

Gas is laid on in the First Section and is charged for at the rate of $8\frac{3}{4}$ d. per therm plus a meter rent of 5d. per month.

POSTAL FACILITIES.

A letter chute is provided in a convenient position on every floor, and connects with a postal box in the central entrance hall, which postal box is cleared at all usual collecting times, by arrangement with the Postmaster-General.

TELEPHONES.

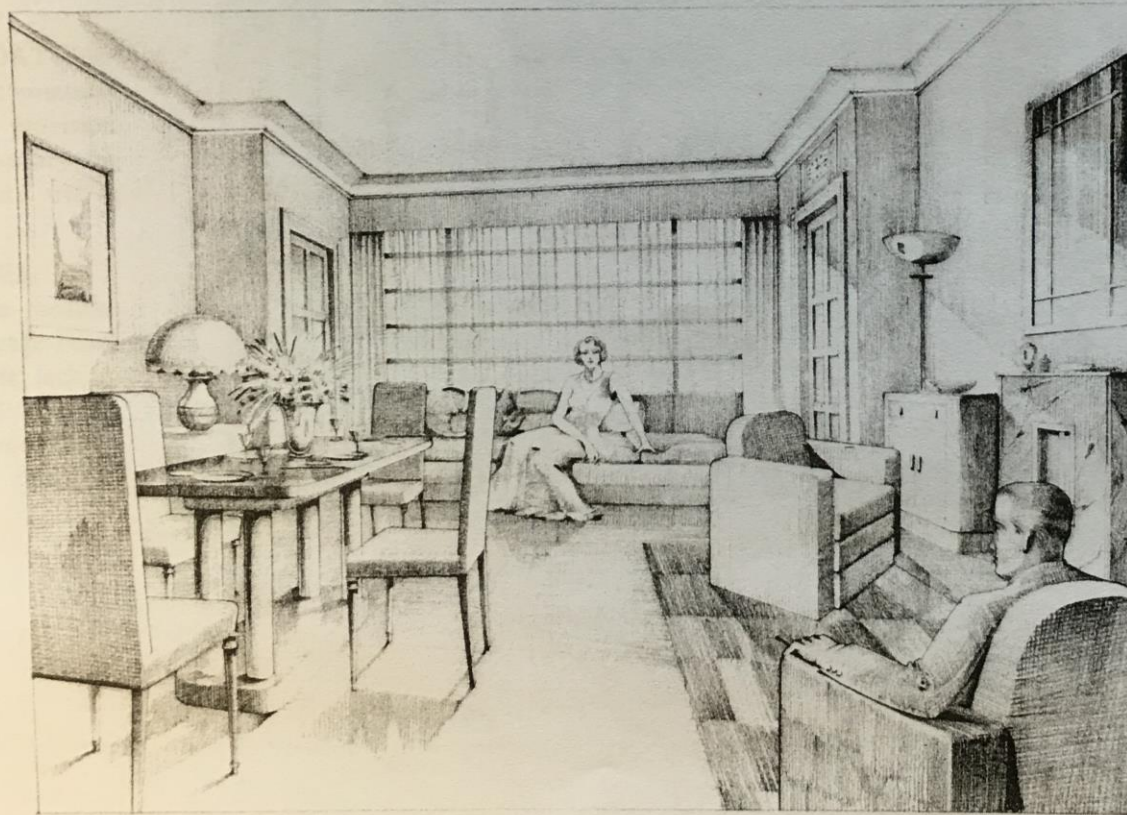
Telephone call boxes for the convenience of tenants are installed in the central entrance hall, and at the end of each wing on the ground floor. A conduit is laid throughout the building for the ready wiring of private telephone connections to any flat should tenants desire individual connection to the Post Office Exchange.

JAPANESE GARDENS.

The gardens have been laid out by the famous Japanese landscape artist, Seyemon Kusumoto. Roof gardens are provided at the end of the east and west wings. The centre wing also provides a roof garden directly connecting with the restaurant, where, in warm weather, meals may be enjoyed in the open air.

GENERAL MANAGEMENT.

A resident manager resides on the premises and is available at all reasonable times to attend to tenants



and arrange for any extra services they may require. Information can be obtained as to the moderate charges at which all extra services are provided, on request. There is, for instance, a window cleaning service and arrangements have been made for the easy collection and delivery of laundry.

FLAT SERVICE.

A full service is provided if required, and comprises the vacuum cleaning of all carpets, dusting of flats, cleaning of kitchen and bathroom, making beds and cleaning shoes. The charge made is according to individual requirements. Maids available for any period from 1 hour, provided reasonable notice is given to the management.

GARAGE ACCOMMODATION.

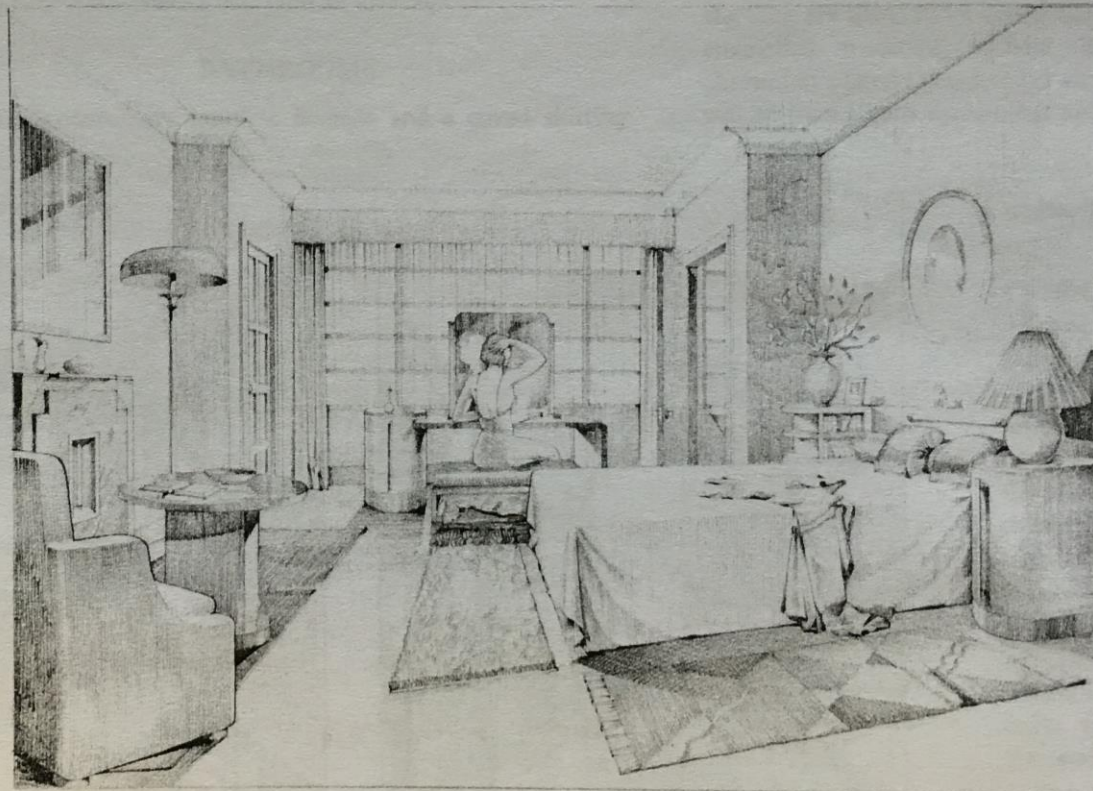
There is ample garage accommodation close at hand, but provision will be made, if found necessary, for private garages for tenants' use at the rear of site.

STORAGE SPACE.

There are ample storage facilities in the basement for luggage boxes etc., in the shape of special lock-up cubicles, for which a small monthly, quarterly or annual charge will be made.

KITCHENETTES.

The kitchenettes are as complete and labour-saving as modern equipment can make them. They are fitted with a kitchen cabinet, a white glazed porcelain sink complete with teak draining board, white glazed tiles round sink, and chromium "easyclean" fittings. Gas and electricity is available and power points are provided for cooker, refrigerator and iron. The



BEDROOM

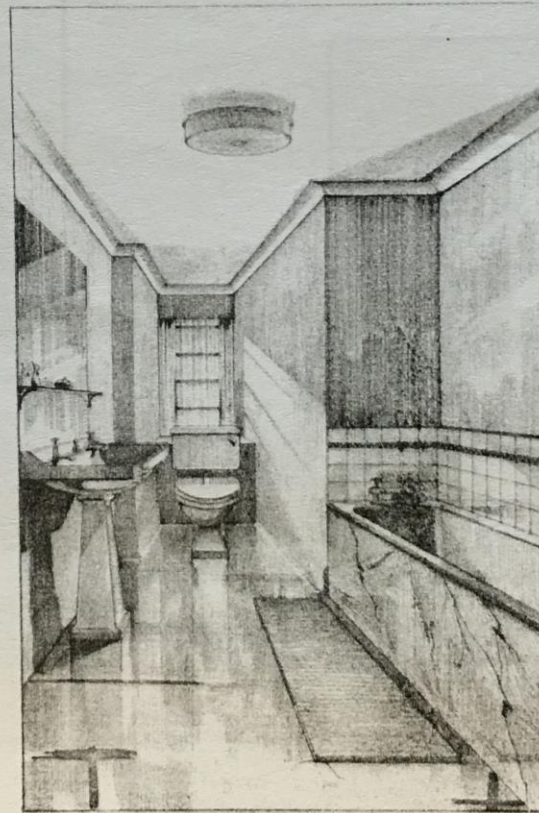
illustration portrays a kitchenette of the type provided in all the large flats.

Note.—In the Second Section of Du Cane Court gas is not available. Kitchenettes, etc., are all electric.

BATHROOMS.

All Bathrooms have jointless flooring and a coved skirting.

A pedestal hand-basin is provided, with running hot and cold water, and the enclosed panelled bath is fitted with a mixing valve to the hot and cold taps. This ensures a steady flow of water at a constant temperature, as required. The walls round the bath are tiled, and a low-down lavatory cistern and a white enamelled medicine cabinet have been installed. The chromium plated heated towel airer which has been provided will be found both convenient and efficient.

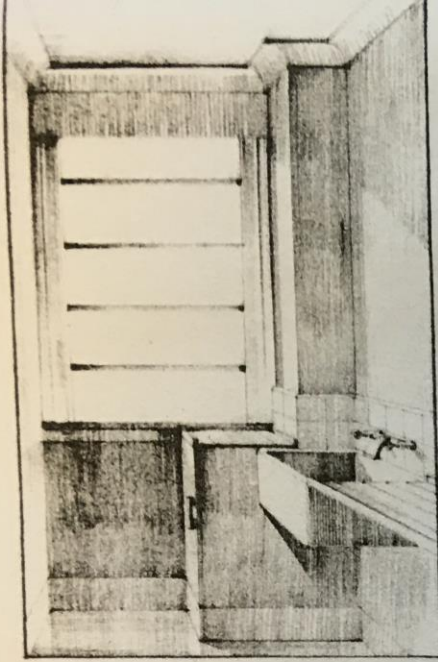


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TENANTS at Du Cane Court are drawn from all parts of London and from the four corners of the world. We have extremely interesting people in residence who have come from India, Canada, China, South Africa, etc., but the majority of our tenants are those occupying posts in and around the City, Whitehall and Victoria. In addition, the convenience and luxury—and our moderate rentals—have attracted many former dwellers from Knightsbridge, Kensington, Bayswater, etc.

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DUST CHUTES



I

No. 1. Illustration shows Hopper closed and in position by sink.

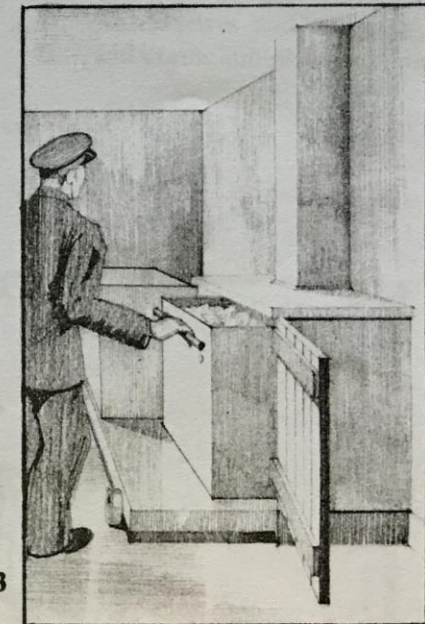
No. 2. Illustration shows garbage being deposited into Hopper.

No. 3. Illustration shows container in basement being removed for disposal of contents.



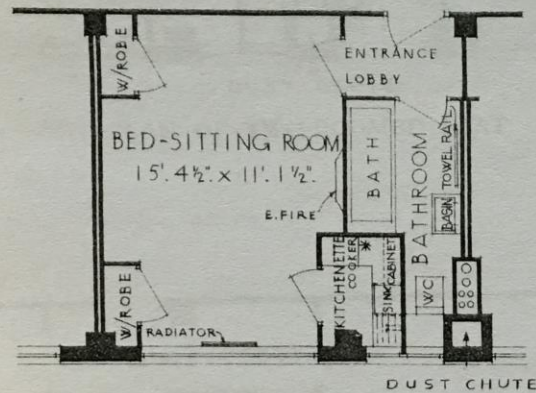
2

A special feature of every flat and maisonette in the first section of Du Cane Court is the method employed for the immediate disposal of dust and garbage. Close to the sink a Hopper has been installed, into which dust and garbage is deposited. The refuse is thus conveyed to a container in the basement. These containers are daily emptied, and the contents disposed of by incineration. See illustrations. These individual dust chutes are only available in the first section.



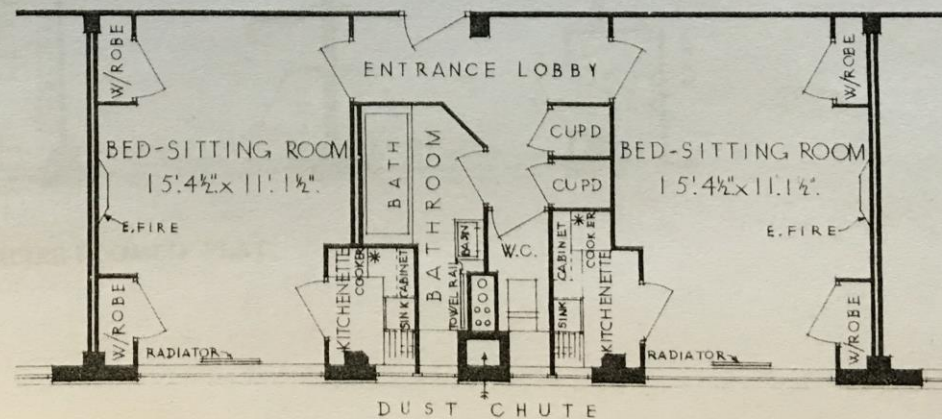
3

PLANS OF FLATS AND MAISONNETTES AT DU CANE COURT

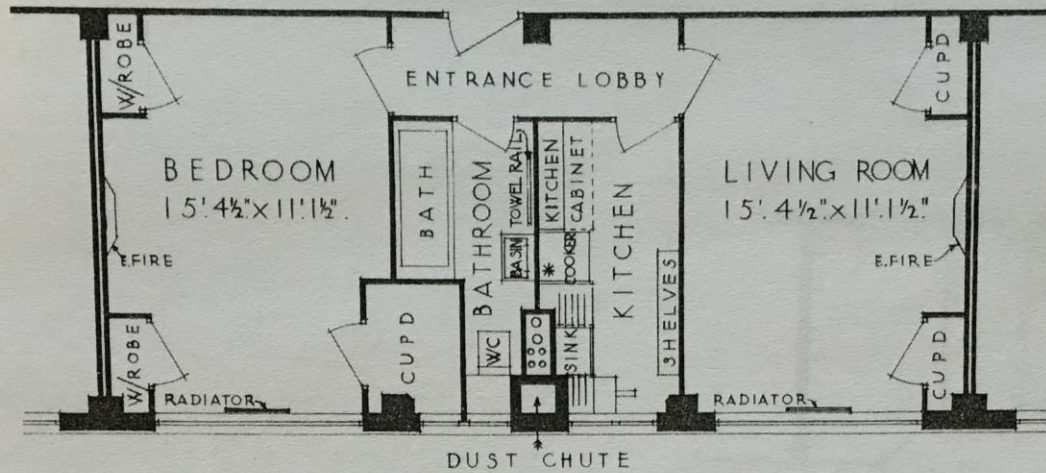


PLAN OF ONE-ROOMED FLAT TYPE "A"

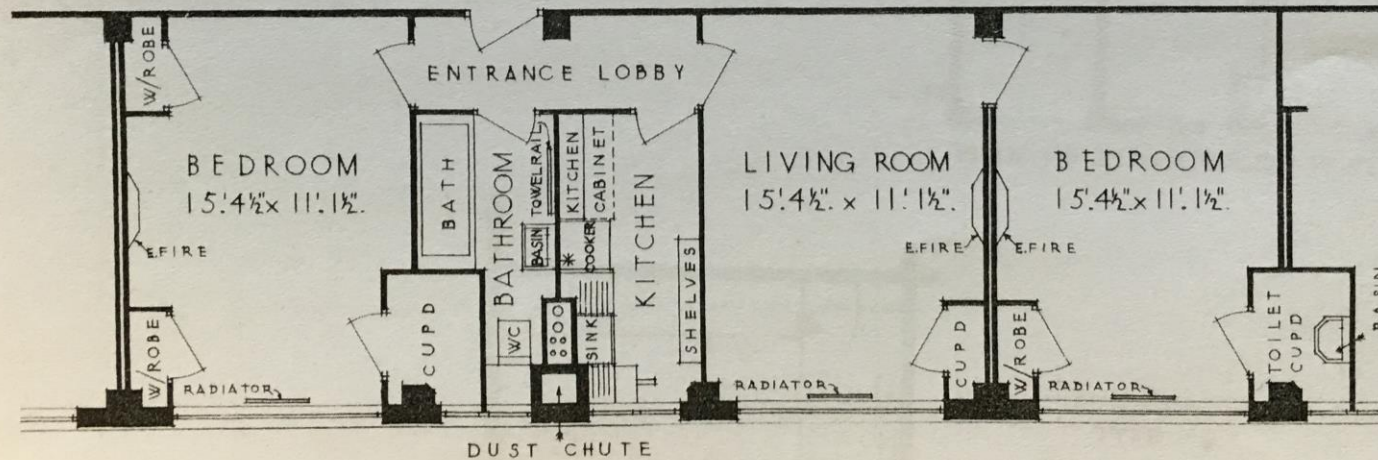
In all Flats, cupboard accommodation is excellent. In those bedrooms with two cupboards, one cupboard is fitted with shelves and one with one shelf and chromium plated rod under.



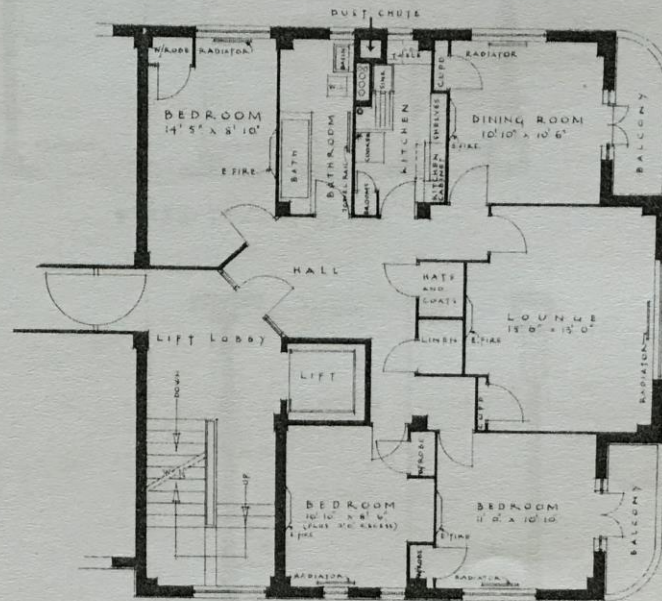
PLAN OF ONE-ROOMED SHARED BATHROOM FLAT.



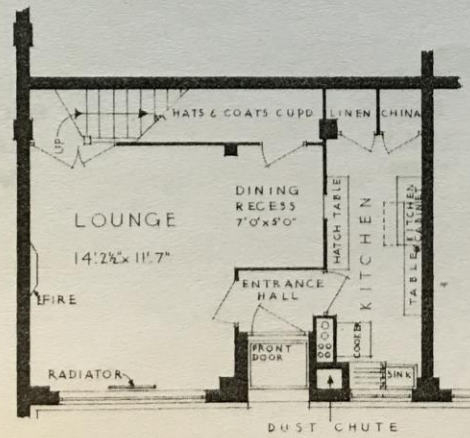
PLAN OF TWO-ROOMED FLAT.



PLAN OF THREE-ROOMED FLAT.

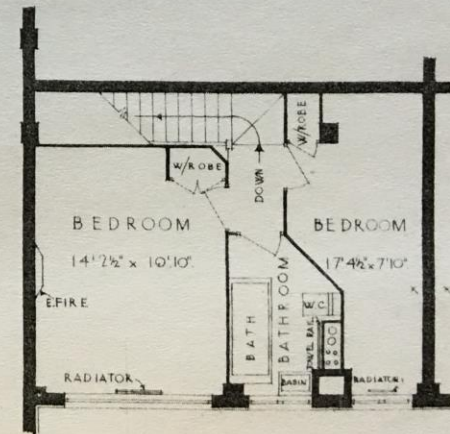


PLAN OF FIVE-ROOMED FLAT.

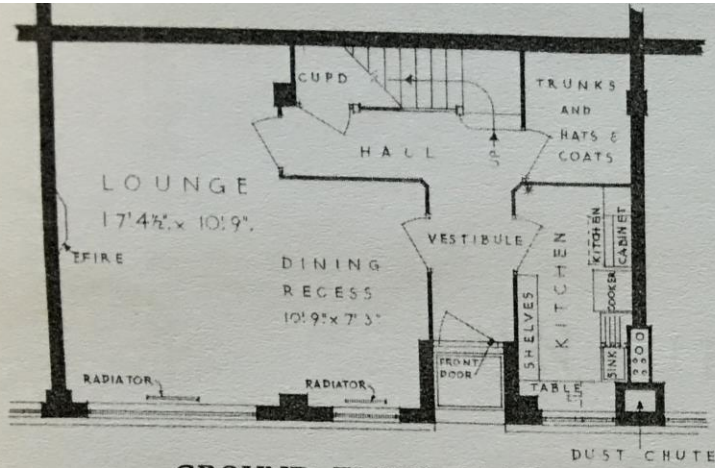


GROUND FLOOR PLAN.

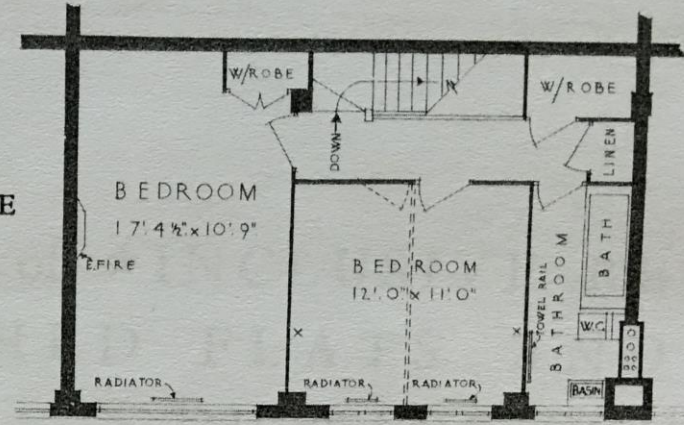
MAISONNETTE
TYPE "S."



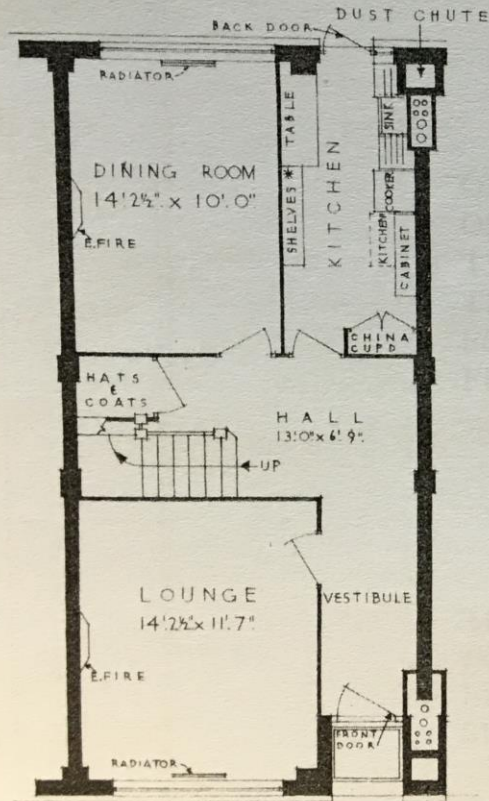
FIRST FLOOR PLAN.



GROUND FLOOR PLAN.

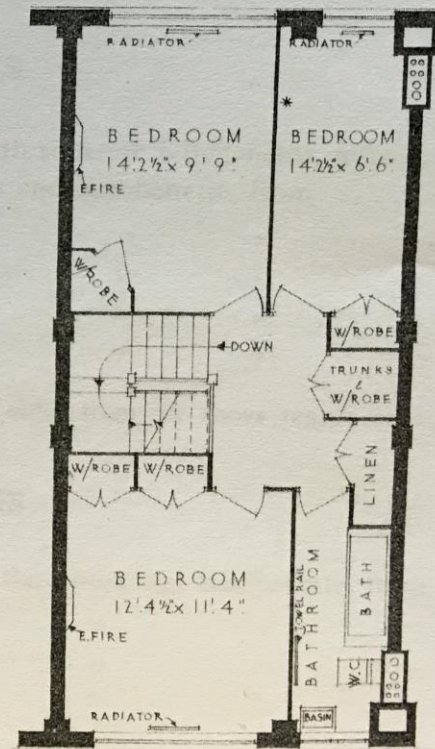


FIRST FLOOR PLAN.



GROUND FLOOR PLAN.

MAISONETTE TYPE "V."



FIRST FLOOR PLAN.

Scale of ★INCLUSIVE RENTALS for
UNFURNISHED FLATS AND MAISONNETTES
at DU CANE COURT
ACCORDING TO POSITION AND SIZE

| FLATS | Per Annum. | Per Week. |
|--|------------|-----------|
| | £ s. d. | |
| ONE-ROOMED Shared Bathroom Flats, each with separate Kitchenette, from | 60 0 0 | 23/1 |
| ONE - ROOMED FLATS, with own Bathroom and Kitchenette, from | 70 0 0 | 26/11 |
| TWO - ROOMED FLATS " " " " | 95 0 0 | 36/7 |
| THREE-ROOMED FLATS " " " " | 130 0 0 | 50/- |
| FOUR - ROOMED FLATS " " " " | 150 0 0 | 57/11 |
| FIVE - ROOMED FLATS " " " " | 170 0 0 | 65/5 |

A few flats and maisonettes may differ from the above rentals on account of size and position.

| MAISONNETTES | Per Annum. | Per Week. |
|--|------------|-----------|
| | £ s. d. | |
| THREE-ROOMED MAISONNETTES, with own Bathroom and Kitchenette, from | 130 0 0 | 50/- |
| FOUR - ROOMED MAISONNETTES " " " " | 155 0 0 | 59/7 |
| FIVE - ROOMED MAISONNETTES " " " " | 170 0 0 | 65/5 |
| SIX - ROOMED MAISONNETTES " " " " | 200 0 0 | 76/11 |

★ The rent of a Flat or Maisonette includes Rates and Taxes, Central Heating, Constant Hot and Softened Water, Electric Passenger and Service Lifts, Disposal of Refuse, and the services of liveried day and night porters in the entrance halls.

The Show Flats at Du Cane Court have been furnished by the Pall Mall Galleries Ltd., 53, King's Road, Chelsea, S.W.3, and are open for inspection at all usual business times.

A MOST CONVENIENT SITUATION

BELIEVE IT OR NOT
 THERE ARE
495
 SOUTHERN RLY. TRAINS DAILY BETWEEN
BALHAM AND VICTORIA

Court for central and outlying parts of both sides of London.

By living at Du Cane Court, you are provided with what can be rightly termed "SECOND-TO-NONE" transport facilities, with trains so frequent that you do not have to bother with time tables.

It's a very important point, is this matter of travel, but there's no need to worry about it if you live at

DU CANE COURT, BALHAM HIGH ROAD, S.W.17

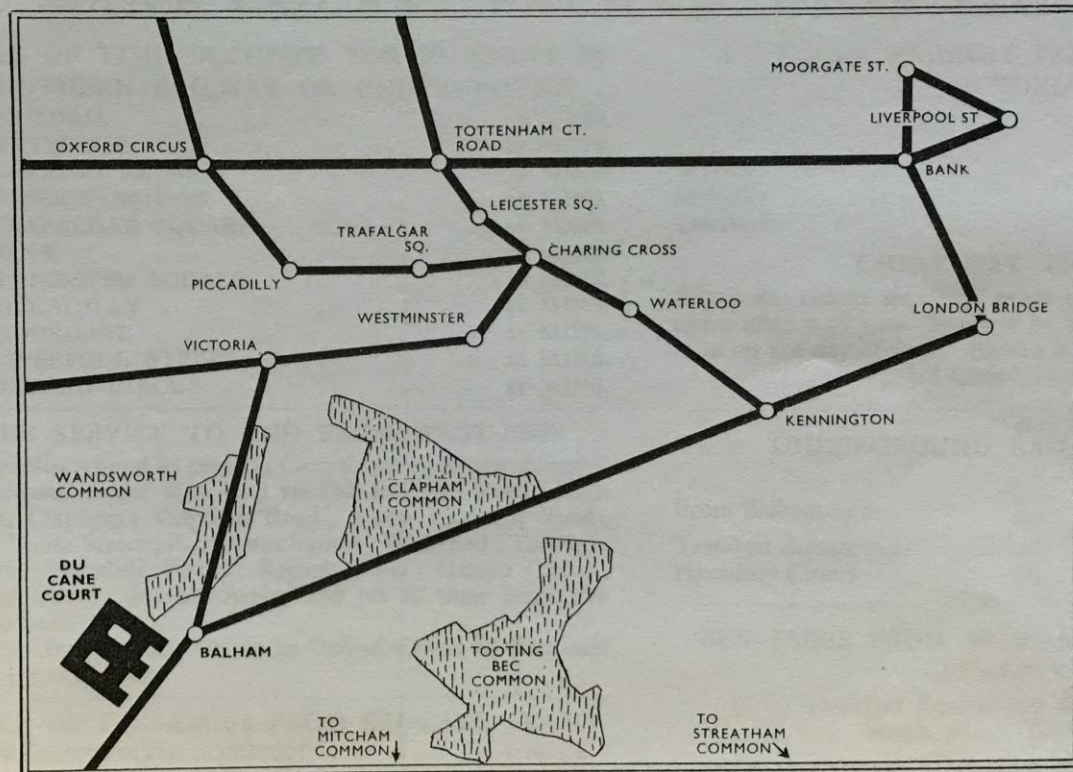
JUST THINK OF THAT! There's a railway service for you! One that will meet all your needs in these modern days, with the necessity for quick and frequent transport. There is also the UNDERGROUND, with a TWO MINUTE SERVICE to City and West-end during many hours of the day, and only a minute or two more to wait at any time.

Balham and Upper Tooting Station (S.R.) and Balham Underground Station (Edgware and Morden Line) are both only about a minute's walk from Du Cane Court.

Travel is cheap and quick. For instance, a weekly season on the S.R. between Balham and Victoria costs only 4/9 and the time occupied for this journey is only an average of 10 minutes. By Underground between Balham and Charing Cross costs only 4/- per week, and occupies but 17 minutes.

You can travel to the Bank in 19 minutes, or Piccadilly in 21 minutes. In addition to the above, the Bus and Tram services are also exceptionally good.

There is also the Green Line Coach Services, which pick up at Balham Station, within one minute of Du Cane



MAP SHOWING THE CONVENIENT AND ACCESSIBLE POSITION OF DU CANE COURT

A PAGE OF PRACTICAL AND USEFUL INFORMATION FOR THOSE TAKING UP RESIDENCE AT DU CANE COURT, BALHAM HIGH ROAD, S.W. 17

TABLE OF TIME OCCUPIED FOR JOURNEYS BY SOUTHERN RAILWAY OR UNDERGROUND.

| | |
|-----------------------------|----------|
| TO VICTORIA | 9 MINS. |
| TO WATERLOO | 15 MINS. |
| TO CHARING CROSS | 17 MINS. |
| TO LONDON BRIDGE | 18 MINS. |
| TO TRAFALGAR SQUARE | 18 MINS. |
| TO BANK | 19 MINS. |
| TO LEICESTER SQUARE | 20 MINS. |
| TO PICCADILLY | 21 MINS. |
| TO MOORGATE | 21 MINS. |
| TO LIVERPOOL STREET | 22 MINS. |
| TO OXFORD CIRCUS | 23 MINS. |

BUS SERVICE TO AND FROM WEST-END.

Routes Nos. 32 and 88 pass Du Cane Court every few minutes, and proceed to the West-End via Balham High Road; High Street, Clapham; Clapham Road; South Lambeth Road; Great Smith Street; Parliament Square; Whitehall; Trafalgar Square; Piccadilly Circus; Regent Street; Oxford Circus; Oxford Street; Marble Arch; and on to their respective destinations.

Balham Underground Station to Oxford Circus by Bus, half hour, approximately.

TABLE OF DISTANCES FROM DU CANE COURT.

| | |
|-------------------------------|-----------|
| TO WANDSWORTH COMMON | ¼ MILE. |
| TO TOOTING BEC COMMON | ¾ MILE. |
| TO CLAPHAM COMMON | ¾ MILE. |
| TO STREATHAM COMMON | 2½ MILES. |
| TO MITCHAM COMMON | 3 MILES. |

Although every care has been taken to present accurately the information contained in this brochure concerning the flats and maisonettes at Du Cane Court, such information, or any part of it, cannot be taken or accepted as part of any contract between Tenants and Du Cane Court, Ltd.

SOUTHERN RAILWAY FARES, BALHAM TO VICTORIA.

| | | Season Tickets. | |
|-------------------|--------|-----------------|------------|
| | | 1st Class. | 3rd Class. |
| Weekly | £0 7 0 | £0 4 9 | |
| Monthly | £1 4 9 | £0 16 6 | |
| Quarterly | £3 7 0 | £2 5 0 | |

CHEAP DAY TICKETS.

Cheap day tickets are issued every weekday to Victoria by all trains after 9.30 a.m. Sundays by all trains. Return by any train on the day of issue. Return Fare, 1st Class .. 11d., 3rd Class .. 7d.

UNDERGROUND RAILWAY FARES.

| | | Season Tickets. | | | |
|---------------------------|-----|-----------------|-------|--------|-------|
| | | Ordinary. | Wkly. | Mthly. | Qtly. |
| From Balham to :— | | | | | |
| Trafalgar Square | 4d. | 4/- | 16/6 | 45/- | |
| Piccadilly Circus | 5d. | 4/6 | 18/6 | 50/- | |

BUS FARES FROM BALHAM UNDERGROUND STATION.

To Trafalgar Square and Piccadilly Circus :
Single 5d. Return 8d.

CHEAP MID-DAY BUS FARE.

To Trafalgar Square and Piccadilly Circus 3d. (Approximately 10 a.m. to 4 p.m., Monday to Friday only).





PORTERS ESTATE AGENTS

RESIDENTIAL SALES, LETTINGS & MANAGEMENT

ANDREW CROFT & CO

SOLICITORS & NOTARY PUBLIC

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