

**MARGERY FRY COURT, TUFNELL PARK ROAD N7
OFFERS IN EXCESS OF
£300,000 LEASEHOLD**

A one bedroom chain-free flat, set on the ground floor of a purpose built building set back from the road, with its own front garden and direct access to a communal garden to the rear.





The property is set back from Tufnell Park Road, its nearest tube station being Tufnell Park (Northern line) and close to local bus services, shops, cafes, Tufnell Park Tavern and Tufnell Park playing fields including its tennis courts. Islington Upper Street & Highbury Corner are served by bus services from Holloway Road in one direction and Highgate in the other.

The flat comprises a reception room, a separate kitchen, a windowed bathroom, a bedroom, its own front garden and access to a communal rear garden.

TENURE:	125 Years Lease from 25th December 1988
GROUND RENT:	£10p.a
SERVICE CHARGE:	£2061.22 - Estimated for period 01.04.2025 to 31.03.2026 - for buildings insurance, management fees and other communal charges.
Parking:	To be confirmed
Utilities:	The property is serviced by mains water, electricity and gas
Broadband and Data Coverage.	Ultrafast Broadband services are available via Openreach, G Network, Hyperoptic, Virgin Media.
Construction Type:	To be confirmed
Heating:	Gas

Notable Lease Covenants & Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. To keep the floors of the demised premises including the passages, stairs and landings (if any) thereof substantially covered with suitable material for reasonably minimising the transmission of noise to other dwellings within the building.

Council Tax: London Borough of Islington - Council Tax Band: B (£1,564.75 for 2025/26).













Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances quoted are approximate and should not be relied upon to value a property or be the basis of any sale or let. Any intending purchaser should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement contained within these particulars and are not to be relied upon as a statement or representation of fact. No responsibility is taken for any error, omission, mis-statement or use of data shown. Please note the floor plan has been carried out by an independent company.

The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. These details may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property, therefore any interested applicant should carry out their own enquiries with the appropriate parties and/or authorities. These particulars do not form part of any contract and all properties are offered subject to contract. Buyers are advised that we have not read the full terms and conditions of the lease and buyers are advised to request their solicitors' to approve the lease at an early stage of the transaction.

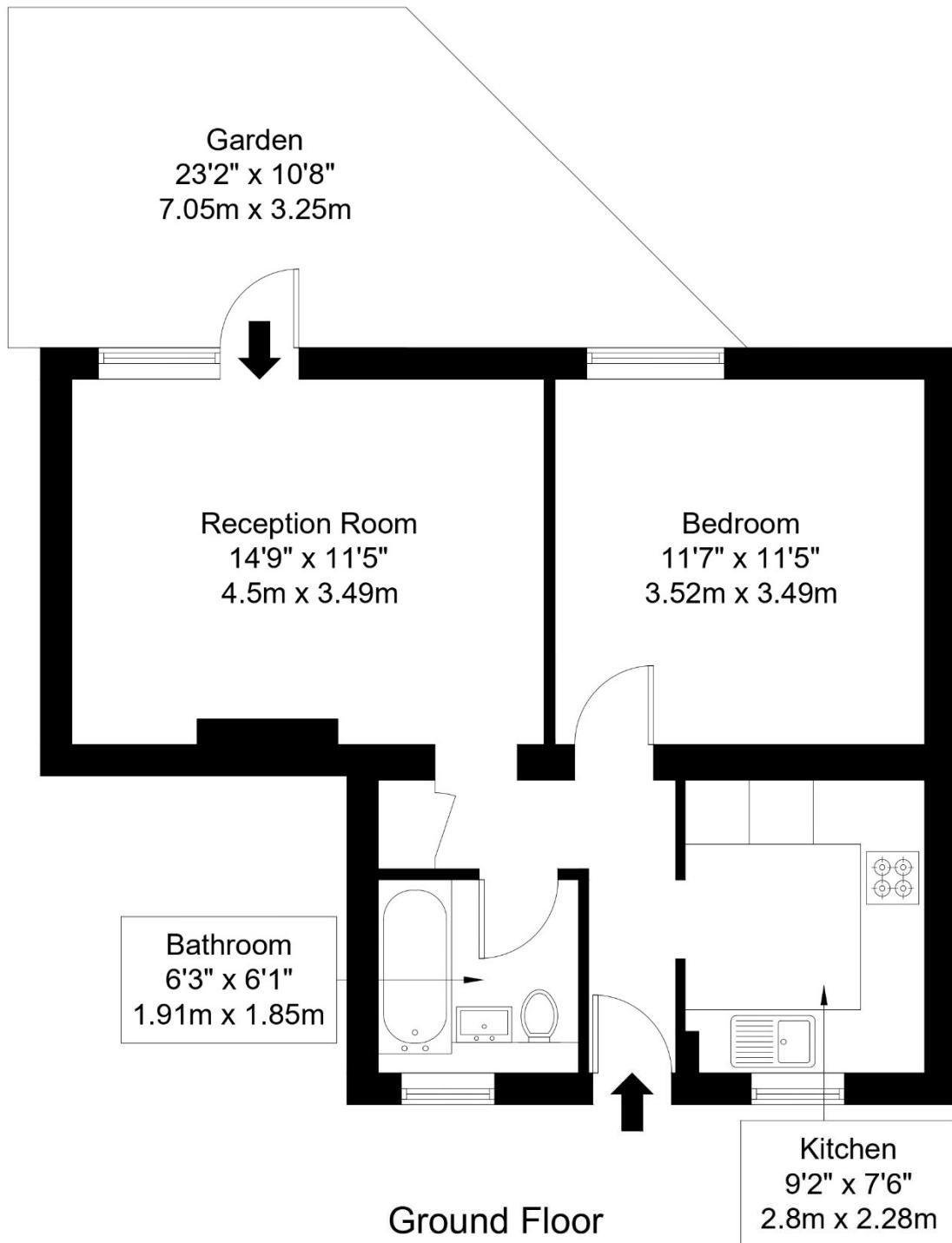
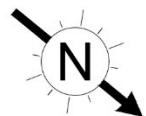
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Margery Fry Court, N7 0DR

Approx Gross Internal Area = 44.7 sq m / 481 sq ft

Garden = 17.6 sq m / 189 sq ft

Total = 62.3 sq m / 670 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan.

If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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