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# Mountgrove Road, London, N5

Price £850,000



Offered chain free and with a share of freehold, this beautifully presented two-bedroom period conversion with a south west facing private patio garden is set on a quiet residential street close to Clissold Park.

Benefiting from its own private entrance on the lower ground floor of an attractive Victorian terrace, this stylish home has been thoughtfully designed to combine modern finishes with practical living space. The bright open-plan kitchen and reception area features sleek integrated cabinetry, wood flooring, and full-width bi-folding doors opening directly onto a sunlit patio — perfect for relaxing or entertaining.

The principal bedroom sits to the front of the property and features a large bay window, built-in wardrobes, and a modern en-suite shower room. A second double bedroom includes further fitted storage and has access to a contemporary family bathroom, finished with stylish tiling and quality fittings.

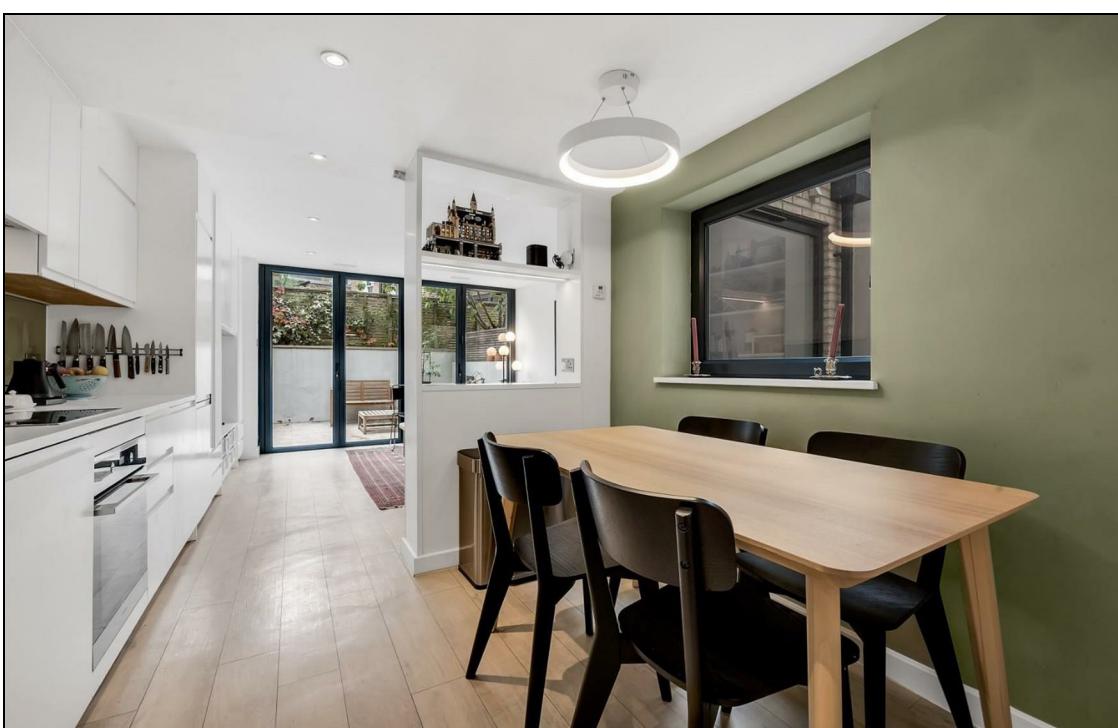
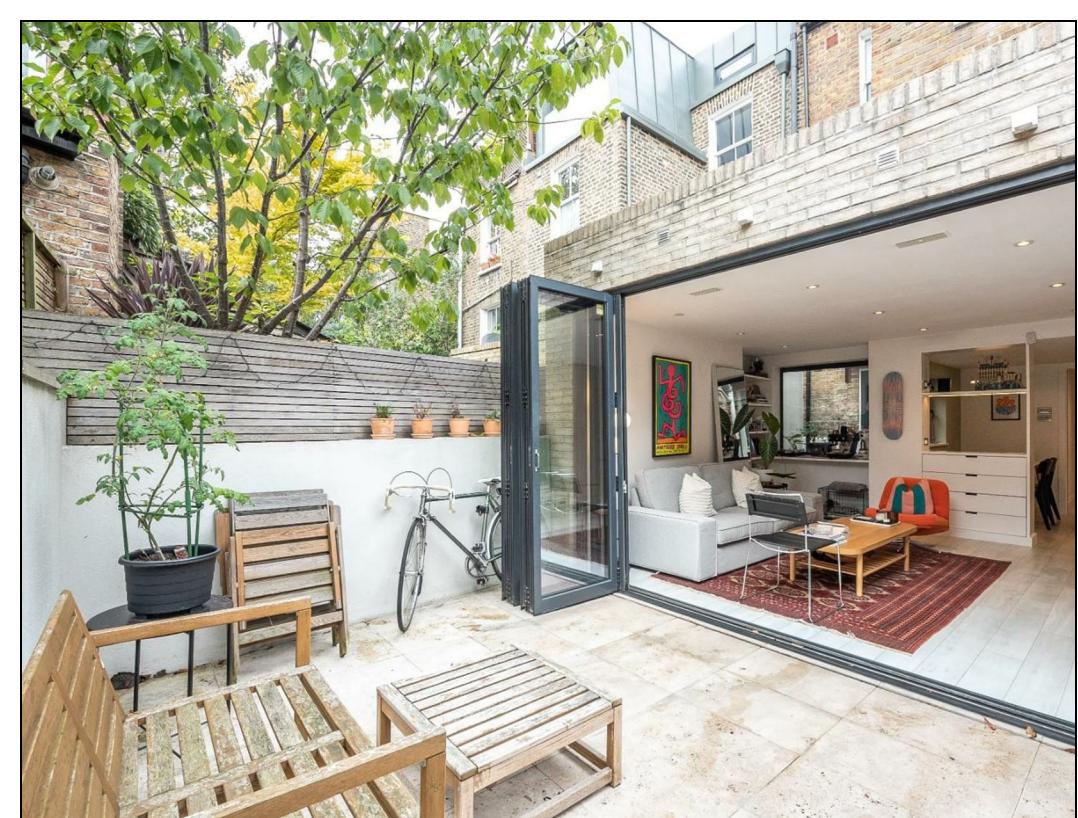
Mountgrove Road is located moments from Highbury Barn, which offers a selection of popular independent shops, cafés and delis. The property is a short walk from the green open spaces of Highbury Fields and Clissold Park, with a yoga studio and renowned local pub on its doorstep. Easy access to the vibrant Stoke Newington Church Street provides a further variety of boutiques, restaurants and coffee shops.

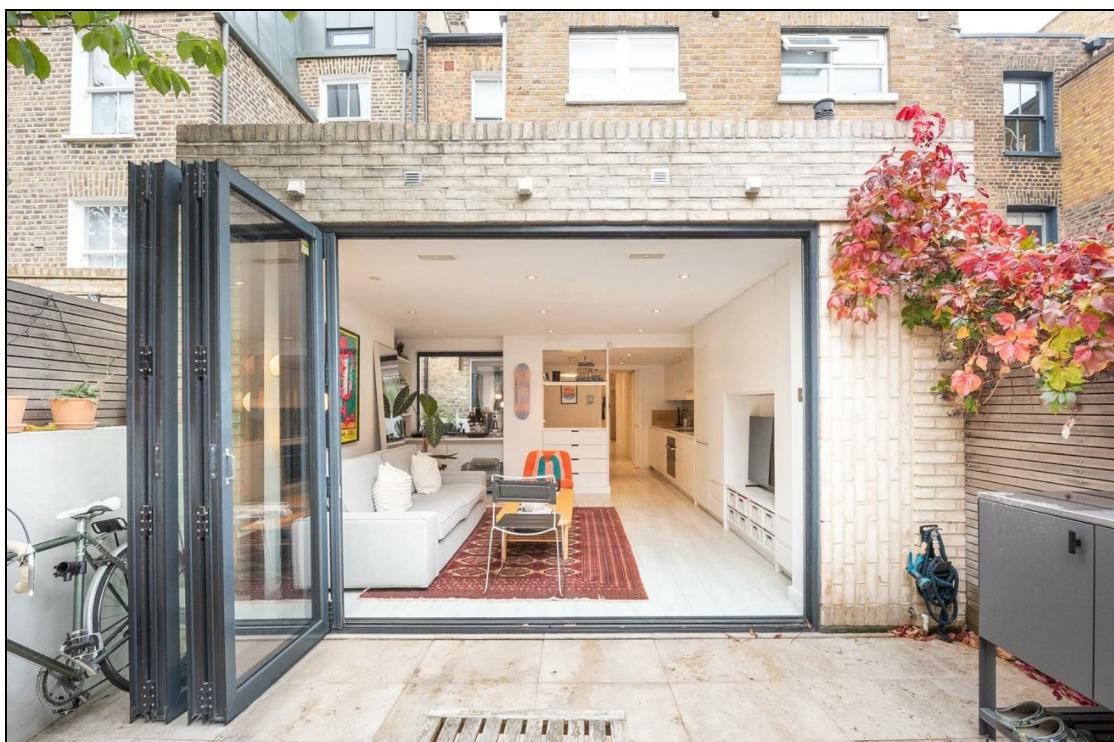
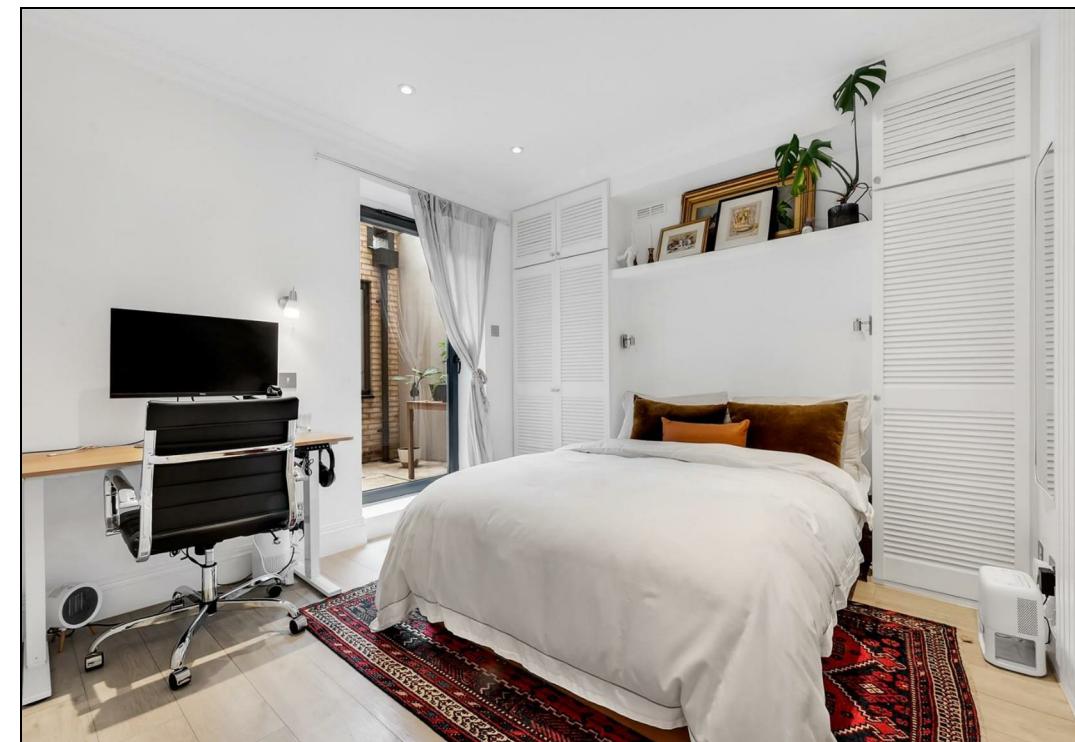
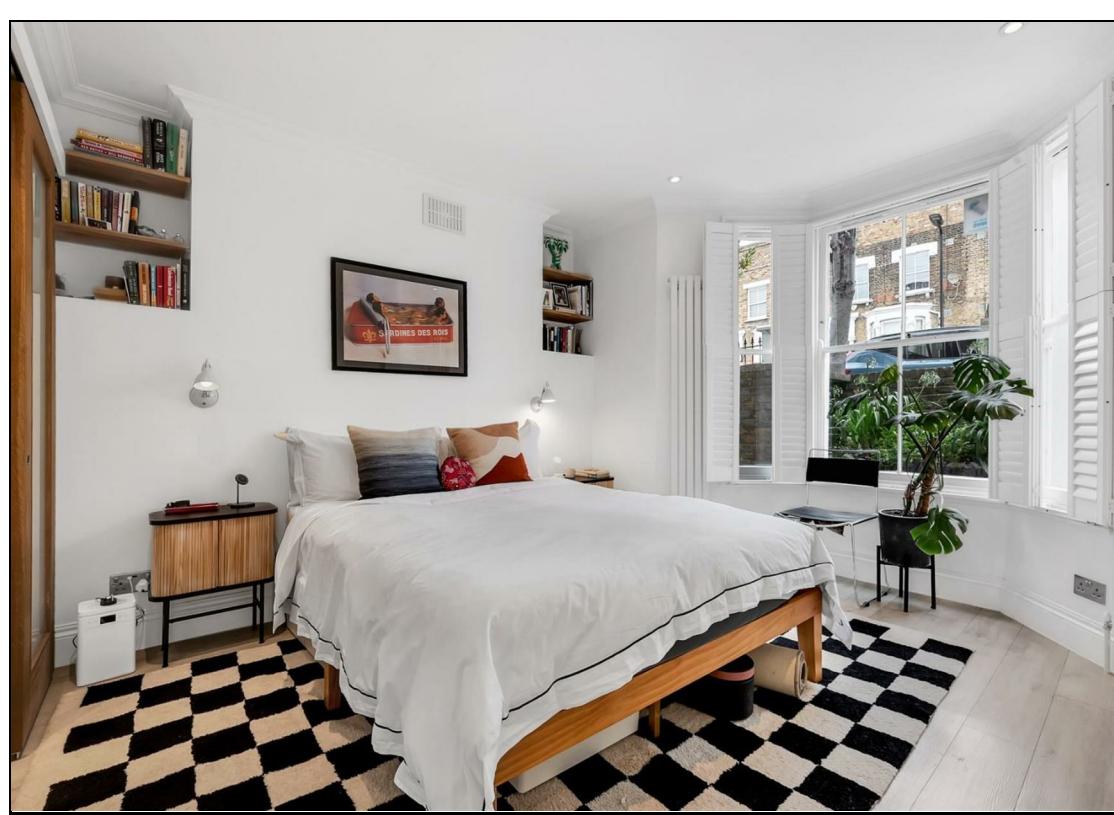
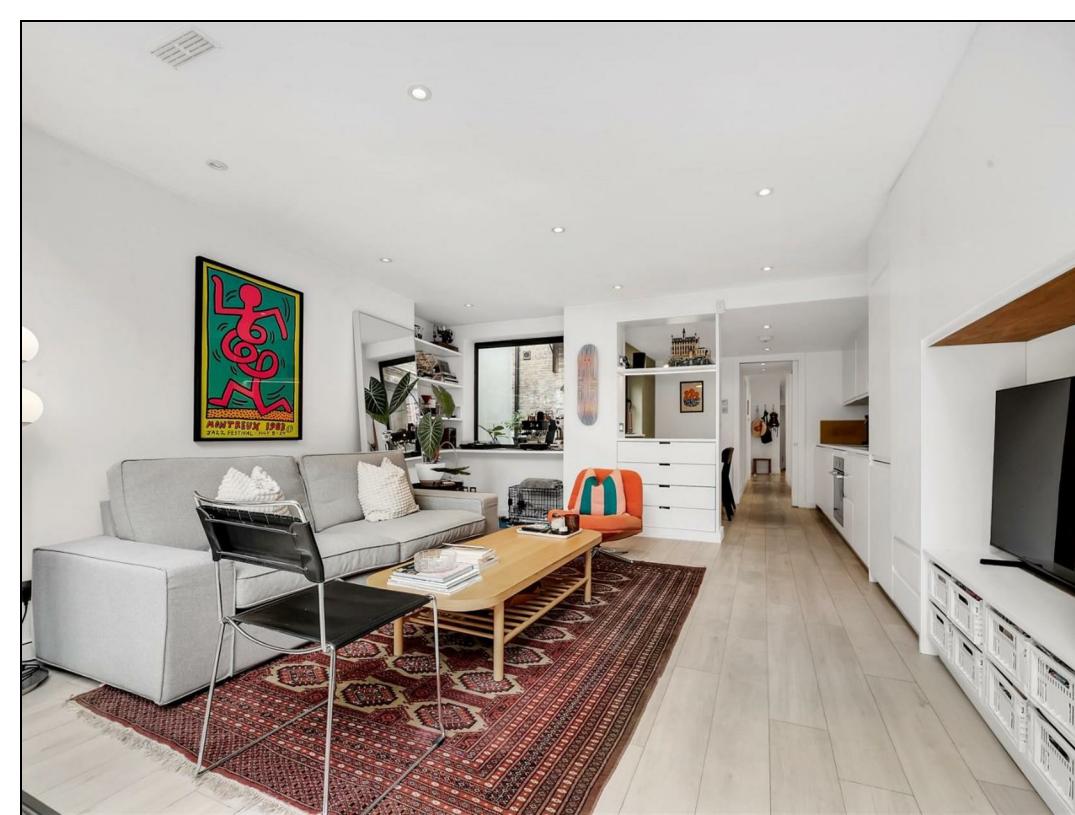
Transport links are excellent, with numerous nearby bus routes, Arsenal Underground Station (Piccadilly Line) within walking distance, and both Highbury & Islington and Finsbury Park stations (Victoria Line and Overground services) also close by.

## KEY FEATURES

- Chain free
- Two bedrooms
- Two bathrooms
- Period conversion
- Share of freehold
- Private garden
- Open plan kitchen/reception room
- Quiet street
- Close to transport links
- Close to Clissold Park









Approx Gross Internal Area 718 Sq Ft - 66.70 Sq M

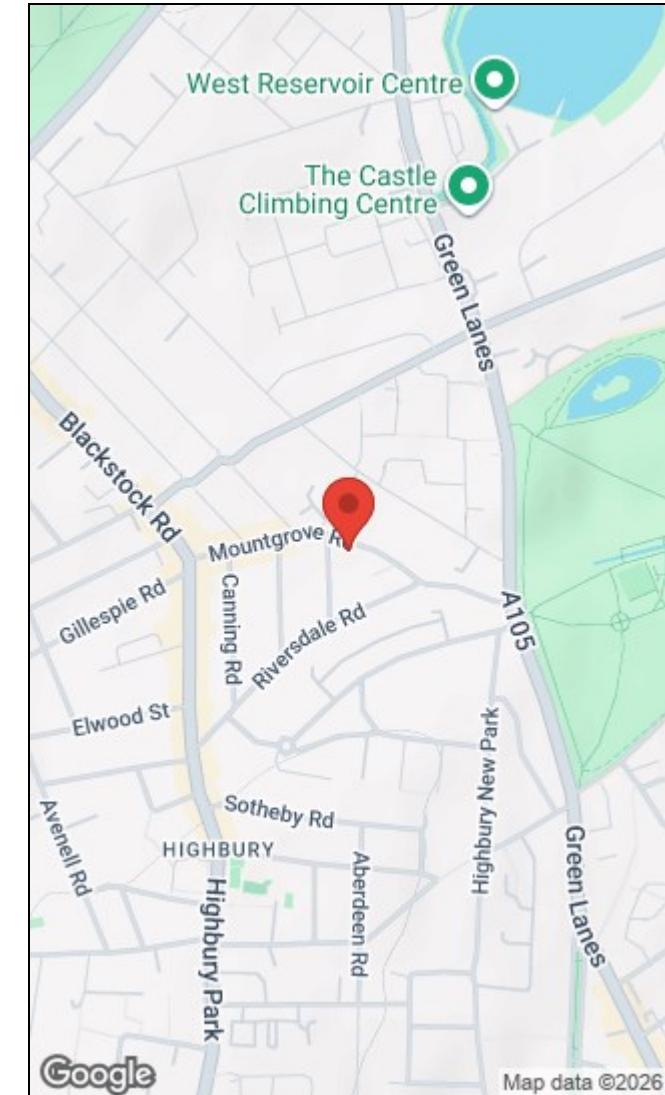
(Excluding Restricted Height Area)

Restricted Height Area 18 Sq Ft - 1.67 Sq M

For Illustration Purposes Only - Not To Scale

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Google

Map data ©2026

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

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