



MILDMAY GROVE NORTH

London N1



MILDMAY GROVE NORTH

An exceptional opportunity to acquire a substantial period house in
the heart of Newington Green, N1



5



3



2

EPC

D

Local Authority: London Borough of Islington

Council Tax band: G

Tenure: Freehold

Guide Price: £2,000,000



FOUR-STOREY HOME WITH ANNEX

Arranged over the ground, first and second floors, this characterful family home offers flexible living space throughout. A double reception room and separate kitchen occupy the ground floor, while the upper floors provide four bedrooms and three bathrooms. The kitchen opens onto a substantial private garden with decked and lawned areas. A self-contained lower ground floor annex, comprising a reception room, bedroom, kitchen and bathroom, has its own private entrance and is ideal for guests, multi-generational living or home working. Mildmay Grove North is conveniently located between Highbury & Islington and Dalston Junction stations, with Canonbury station nearby. This quiet residential street offers excellent rail and bus links to the City, Stratford, Central London and its many theatres, restaurants and galleries, as well as easy access to London's airports and mainline stations.









Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.
 www.goldilens.co.uk
 Ref. No. 032966R

Approximate Gross Internal Area = 246.65 sq m / 2655 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Megan Squire
+44 2036577352
Megan.Squire@knightfrank.com

Knight Frank Islington
321 322 Upper Street
N1 2XQ

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated September 2026. Photographs and videos dated September 2026 All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.