



**Mountgrove Road, London**

**Price £850,000**



# Mountgrove Road, London

## DESCRIPTION

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 sun-lit patio — perfect for relaxing or entertaining.

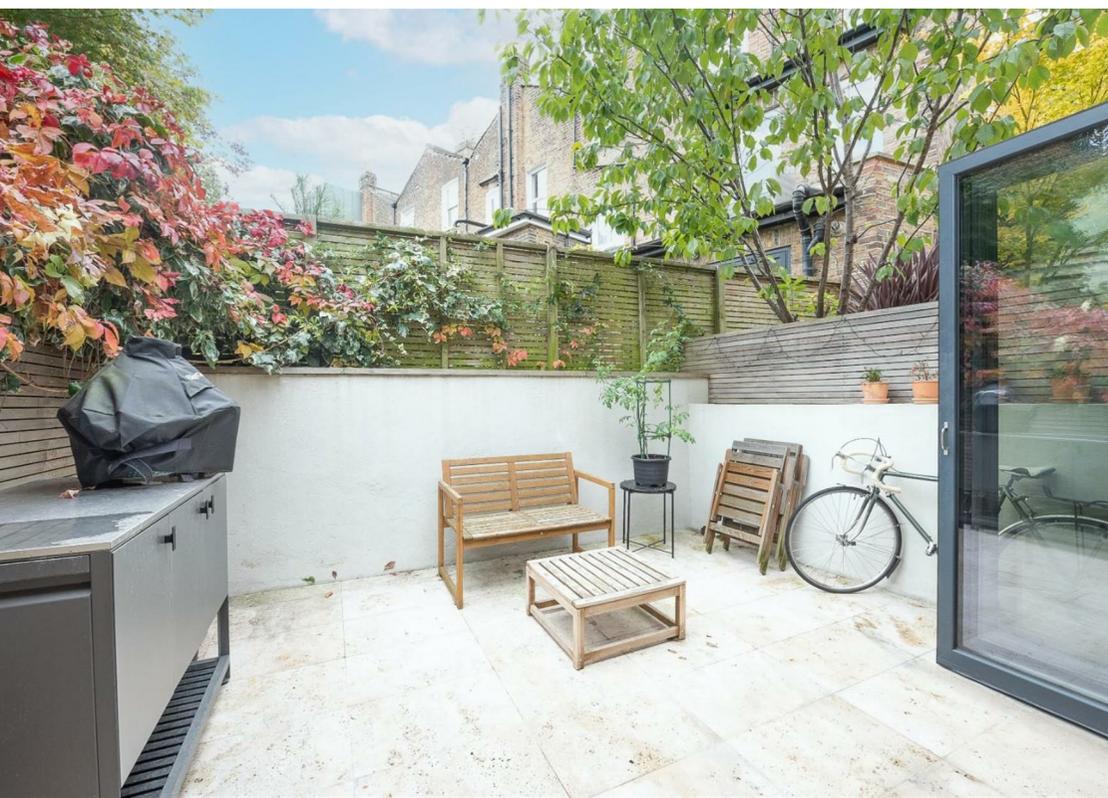
The principal bedroom sits to the front of the property and features a large bay window, built-in wardrobes, and a modern en-suite shower room. A second double bedroom includes further fitted storage and has access to a contemporary family bathroom, finished with stylish tiling and quality fittings.

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.

- 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







Lower Ground Floor  
 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  
 www.goldiers.co.uk  
 Ref. No. 000442M

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency 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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.  
**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

020 7704 0664

97 Newington Green Road, Islington, London, N1  
 4QX

highburvandislington@hunters.com