



# Hamptons

INTERNATIONAL

## Milton Grove, London, N16

5  2  2 

GUIDE PRICE

**£1,900,000**

**(£1,895,000)**

## Property details




---



### Key features

- **5 Bedrooms**
- **Self Contained Apartment**
- **South-West Facing Garden**
- **Highly Sought After Location**

## Milton Grove, London, N16

5  2  2 

GUIDE PRICE  
**£1,900,000**  
**(£1,895,000)**

---

## Description

Behind a handsome Victorian façade, this elegant five-bedroom home offers a rare degree of flexibility, with beautifully composed interiors, generous garden and a self-contained lower-ground floor apartment. It's an absolute gem. With its own entrance, bedroom, bathroom and open-plan kitchen/living space, the apartment adds genuine versatility. It could provide ideal accommodation for a nanny or au pair, creating the possibility of high-quality live-in childcare at a more affordable cost. Equally, it could suit downsizers or multi-generational households, offering the opportunity to generate additional income, provide guest accommodation or space for independent older children. The main house has been thoughtfully reworked for modern life while retaining the character that makes Victorian homes so enduring. High ceilings, a broad bay window and period details sit alongside contemporary glazing, refined finishes and a calm, heritage-inspired palette reminiscent of Farrow & Ball and Little Greene. The ground floor is made for gathering. An elegant front reception room overlooks Butterfield Green, while to the rear, a beautifully appointed shaker-style kitchen features quartz worktops, generous cabinetry and high-quality integrated appliances. Beyond, a Crittall-style glazed extension that opens directly onto the garden draws in light and creates an effortless space for dining, lounging and everyday family life. Upstairs, the first floor offers a generous principal bedroom with extensive built-in storage and a further double bedroom. The top floor provides two additional bedrooms and a beautifully finished family bathroom with a freestanding bath and separate shower. Outside, the secluded south-west-facing garden includes a lawn, mature planting and two terraces, perfect for sunny afternoons, summer dinners and quiet evenings. Situation Milton Grove is superbly positioned close to Albion Road, Newington Green and Stoke Newington Church Street, with excellent transport links including Rectory Road Station to Liverpool Street, as well as nearby Seven Sisters, Canonbury, Highbury & Islington, Dalston Junction and Dalston Kingsland stations. The property backs directly onto Grasmere Primary School and is ideally located for the area's excellent selection of highly regarded nurseries, primary and secondary schools. Opposite the house is Butterfield Green, a Green Flag Award-winning open space featuring a trim trail, basketball practice court, multi-use games area, play spaces and a stream. Further leisure facilities can be found at nearby Clissold Park, offering playgrounds, tennis courts, a paddling pool, skate park, animal enclosures and the Clissold Leisure Centre. Newington Green and Stoke Newington High Street provide an excellent range of local amenities, while vibrant Stoke Newington Church Street is just a short stroll away, renowned for its boutique shops, independent cafés, restaurants, pubs, bakeries, butcher and fishmonger. The fashionable shops, bars and restaurants of Islington's Upper Street are also within easy reach. Property Ref Number: HAM-64896













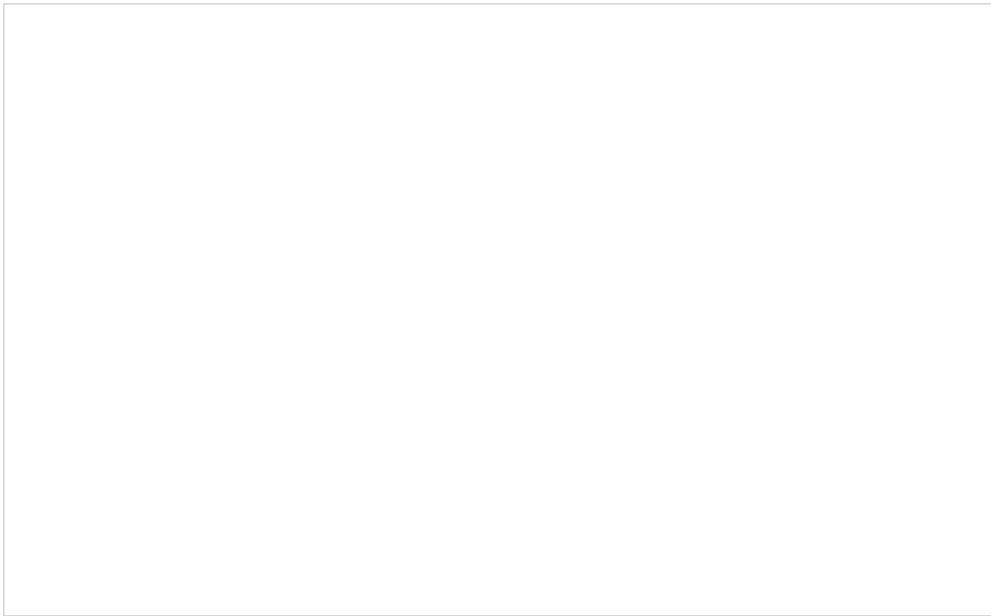




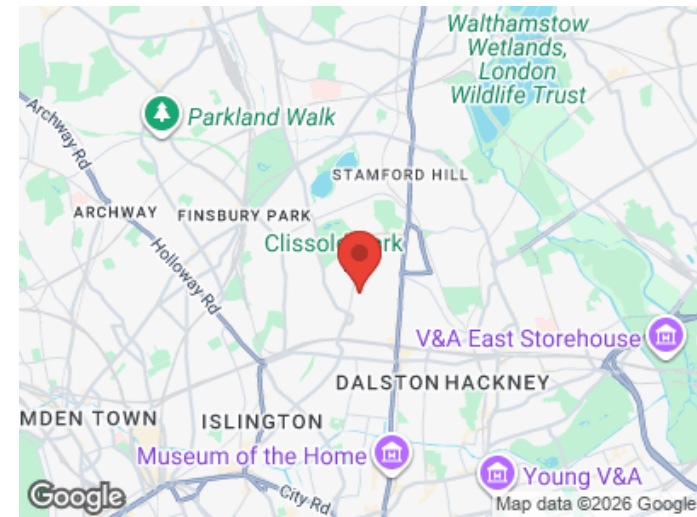
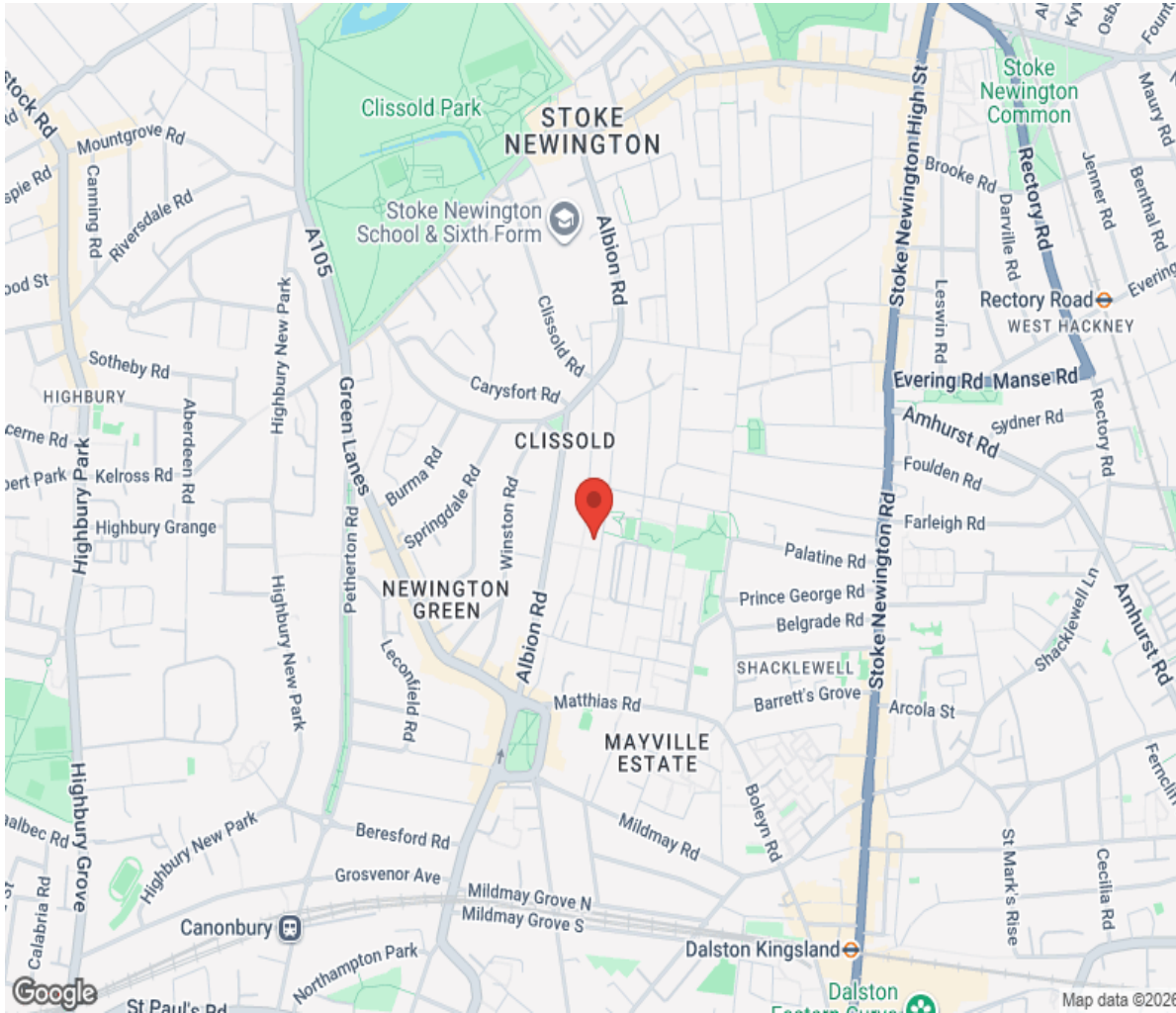


## Floor plan

---



# Location



**Hamptons**

INTERNATIONAL

**+44 (0)20 8618 4551**

**[international@hamptons.co.uk](mailto:international@hamptons.co.uk)**

**[www.hamptons-international.com](http://www.hamptons-international.com)**