



Every Move Matters

Service Focused,
Results Driven.

Your Residential
Property Specialists.

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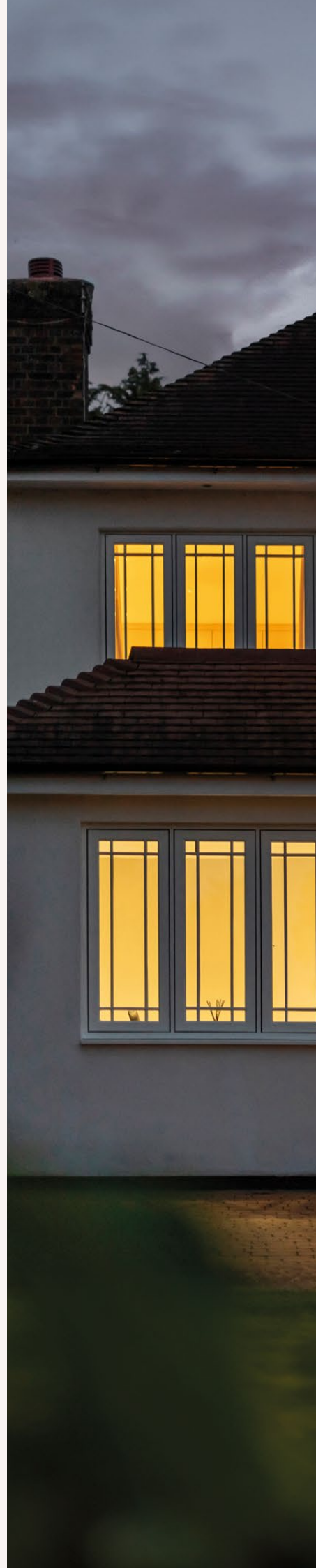




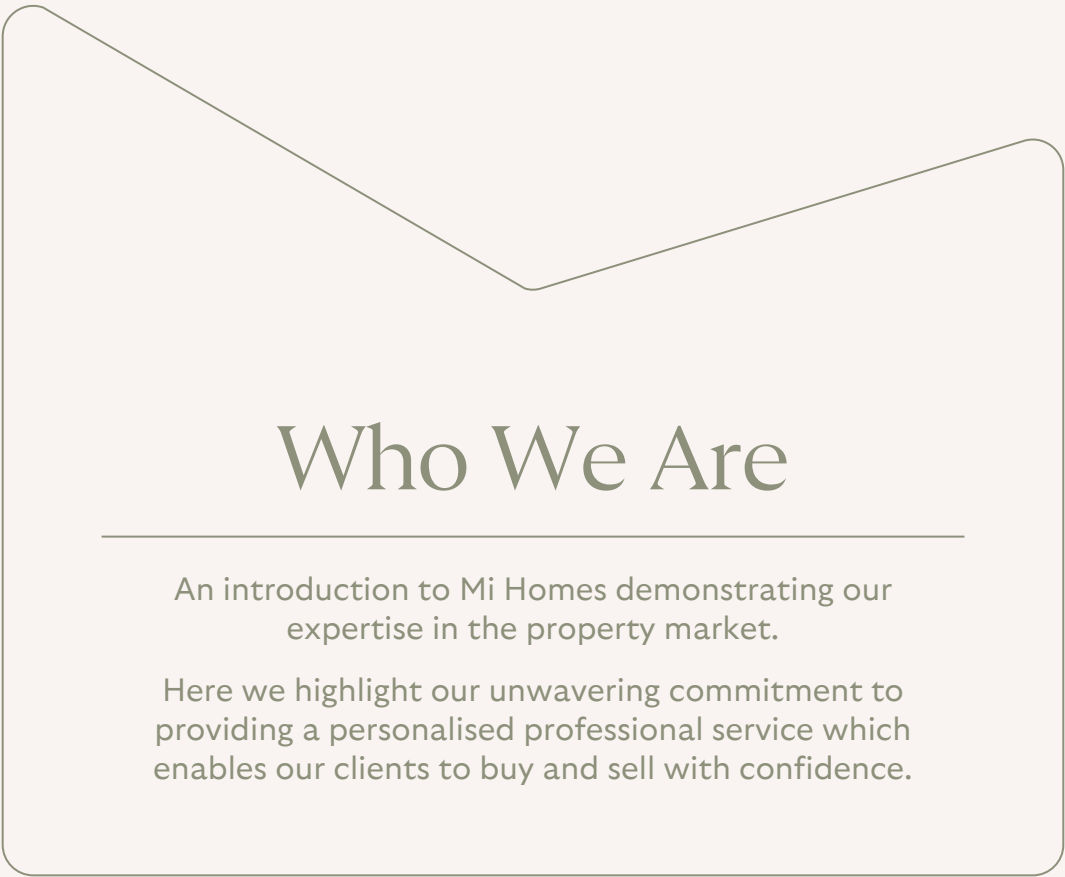


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MiHomes



Who We Are

An introduction to Mi Homes demonstrating our expertise in the property market.

Here we highlight our unwavering commitment to providing a personalised professional service which enables our clients to buy and sell with confidence.

A property agency determined to do things differently.

Established in 2016, we have quickly grown to become the sought-after property agent in North London. Our area radius covers Barnet, Hadley Wood, Southgate, Cockfosters, as well as the wider North London area, Greater London and Hertfordshire.

Our efficient, proactive and innovative approach to our work ensures a smooth and seamless sales and lettings process for all our clients. This is reflected in our glowing testimonials and high proportion of repeat business and referrals.

We know that communication is key; that's why we are on hand to assist our clients during every step of their property process.

OUR BEGINNINGS

Mi Homes was formed by Director, Nick Kyriacou, who set out to make a change in an industry many deem be broken. With a property background, he, like you, has had difficult experiences with estate agents, and he knew there was a better way. So, in many ways, Mi Homes was born out of frustration, which quickly grew into a huge passion to serve clients with integrity, honesty and in the way they deserve to be treated.



Redefining Estate Agency, One Move At A Time.

We pride ourselves on delivering an unrivalled level of customer service, built on trust, transparency, and industry-leading expertise. Our genuine passion for exceeding expectations and placing our clients at the heart of everything we do has earned us a reputation founded on trust and sustained by results.

Our clients trust us to secure the best possible resale values. We are proud to maintain an exceptionally low fall-through rate of just 8% across all agreed sales to date. A striking contrast to the national average of 35%.

This exceptional performance reflects our detail-driven approach and unwavering commitment to getting things right the first time. We achieve this through our extensive database of proceedable buyers, the quality of our marketing, and our

meticulous management of the sales process. All of which ensures a smooth and seamless experience for both vendors and buyers.

Our dedicated team of sales consultants undertakes regular training to remain at the forefront of the property market, and is on hand to support clients at every stage of the sales journey.



More than just agents, we are your trusted advisors throughout the entire process, from the initial advice meeting, through to completion.

WHAT SETS US APART

We believe we're in the business of more than just selling homes – we're here to help people realise their aspirations.

From the first call to the final handshake, our mission is to make the sales process smooth successful, and rewarding for everyone involved.

If you're looking for an agent who goes beyond expectations and treats every sale with the care it deserves, you've come to the right place.

- A reputation built on repeat business and referrals
 - 4.9 rating from Google reviews
 - A curated database of high-quality buyers
 - Expert negotiators trained to achieve your property's maximum value
 - Comprehensive, high-impact marketing strategies
-

SALES PROGRESSION

We fully appreciate that once a sale is agreed, that's when the real work truly begins. Sales progression can often be one of the most stressful parts of the moving process, but our experienced team is here to take that pressure off your shoulders.

We manage every detail, liaising closely with solicitors, financial advisers, surveyors, and other trusted professionals, to ensure a smooth and efficient journey to completion. Clear, consistent communication is at the heart of everything we do, keeping you fully informed without overwhelming you with unnecessary stress.

By coordinating all parties and proactively resolving issues before they escalate, we ensure your sale moves forward seamlessly. This is where our expertise and dedication truly shine, transforming a potentially complex process into a confident and reassuring experience.

At Mi Homes, the support we provide after a price is agreed is what truly sets us apart.





Residential Sales

We are proud to offer a tailored Residential Sales service designed to maximise appeal and achieve the best possible outcome, in the shortest amount of time.

Our goal is simple: to achieve the best possible price in the shortest possible time.

MAXIMISING YOUR PROPERTY'S POTENTIAL WITH EFFECTIVE MARKETING

We believe exceptional marketing is fundamental to a successful property sale, yet it is a critical element that is often underutilised. That is why we place it at the very heart of our service.

First impressions are paramount, and the right presentation can make a significant difference. We provide honest, strategic advice on enhancements that may add value and help accelerate your sale.

Rather than simply documenting individual rooms, we focus on showcasing flow, character, and atmosphere, encouraging buyers to envision themselves living there.

Thoughtful staging and careful depersonalisation are strongly recommended, as they play a key role in maximising buyer interest and enhancing your property's overall appeal.

We take pride in our commitment to delivering exceptional marketing for every property we represent. This excludes optional extras such as professional videography, computer-generated imagery (CGI), and bespoke social media campaigns.

We meticulously manage every detail to ensure your home is presented at its very finest and it is attracting the best possible buyers.



"A great experience with the team at Mi Homes.
My property was previously listed with other agents,
and there was no joy at all.

The team at Mi Homes operate completely differently.
The marketing, the care, the attention to detail, the
availability, it's unlike anything I've seen before....
Thanks for everything!

– KYRI

Before choosing an agent, we encourage you to look closely at how they market their current properties and ask yourself a simple question: if this were my home, would I be impressed?

Alongside our high-quality in-house marketing materials, our dedicated marketing team uses smart, targeted digital strategies to generate outstanding levels of interest. Our campaigns consistently outperform the major property portals, delivering more high-quality enquiries.

This increased exposure helps drive stronger engagement, maximise viewings, and turn interest into serious, motivated offers, ensuring the best possible outcome for our clients.



The following case study highlights the measurable impact of our marketing strategy, and why it's an essential part of an effective, results-driven sales process.

(RESULTS FROM A THREE MONTH PERIOD).

13.2%	3.71%	234 Mi Homes total leads	131 Mi Homes booked viewings
Mi Homes search ad click-through rate	Industry average		
		£24.21 Mi Homes overall CPL	£24.91 Mi Homes per booked viewing
4.68%	2.47%		
Mi Homes search ad conversion rate	Industry average	£101 Industry average CPL	



At Mi Homes, we believe that every successful sale is the result of a carefully considered strategy.

Selling your home is one of life's biggest decisions and should never be left to chance.

From initial preparation through to completion, each stage of the process should be approached with clarity, purpose and precision.

We understand that no two homes, or clients, are the same, and so our approach is always bespoke.

The appropriate strategies to implement do depend on the location, price, size and condition of your property, as well as the number of comparable properties on the market at the same time. Finally, and just as importantly, we consider your individual circumstances, timelines, and financial goals.

To support this applied approach, we've developed a comprehensive range of proven sales strategies. These can be tailored to your specific situation, to ensure the best possible financial outcome is achieved with the sale of your home.



VIEWING STRATEGIES:

There are various different options for when and how you carry out viewings for a property:

- View in response to individual requests
- Agree suitable days for viewings
- Allow a 10 day hold off from viewings, and organise a viewing launch date

PRICING STRATEGIES:

If your pricing strategy is executed in the right way, a higher price could be achieved!

There are a number of pricing strategies you can implement such as:

- Guide price
- Offers in the region of
- Offers in excess of
- Price on application

ANTI-STAGNATION STRATEGY (IF ANY):

Your property will gain the maximum amount of interest within the first 2 to 3 weeks of being exposed to the market. To prevent the property from 'stagnating' online, there are a number of options for your agent to make the most of:

- Re-ordering of photos
- New 'seasonal' photos
- Upgrading to a premium or featured listing
- Changing the pricing strategy (this should always be left as the last resort)

With us, you'll have a trusted partner with the expertise, market insight, and the best tools to position your property for success from day one.



Residential Case Studies

Here we showcase real examples of our successful sales, demonstrating our ability to deliver outstanding results tailored to each client's unique needs.

Oakley Mews, Enfield, EN2 8FT

THREE BEDROOM, TOWNHOUSE

- Asking price: £900,000
- Sold price: £895,000
- Viewings: 8
- Offers: 2

Set within a private gated development on Oakley Close, EN2, this exceptional townhouse offered 1,962 sq ft of stylish living space across three immaculately presented floors, blending modern design with practical family living.



Mount Pleasant, Cockfosters, EN4 9ES

FOUR BEDROOM, FAMILY HOME

- Asking price: £900,000
- Sold price: £925,000
- Viewings: 5
- Offers: 4

Located on the highly desirable Mount Pleasant in EN4, this impressive four bedroom detached house spanned approximately 1,763 sq ft and offered spacious, flexible living accommodation ideal for families.



RESIDENTIAL

Lakenheath, Southgate, N14 4RY

FOUR BEDROOM, SEMI-DETACHED HOME

- Asking price: £950,000
- Sold price: £930,000
- Viewings: 8
- Offers: 2

Set in the desirable Lakenheath area, this immaculately presented home featured off-street parking and a sleek open-plan layout for contemporary family life. Its new owners particularly love the private garden and timeless appeal.



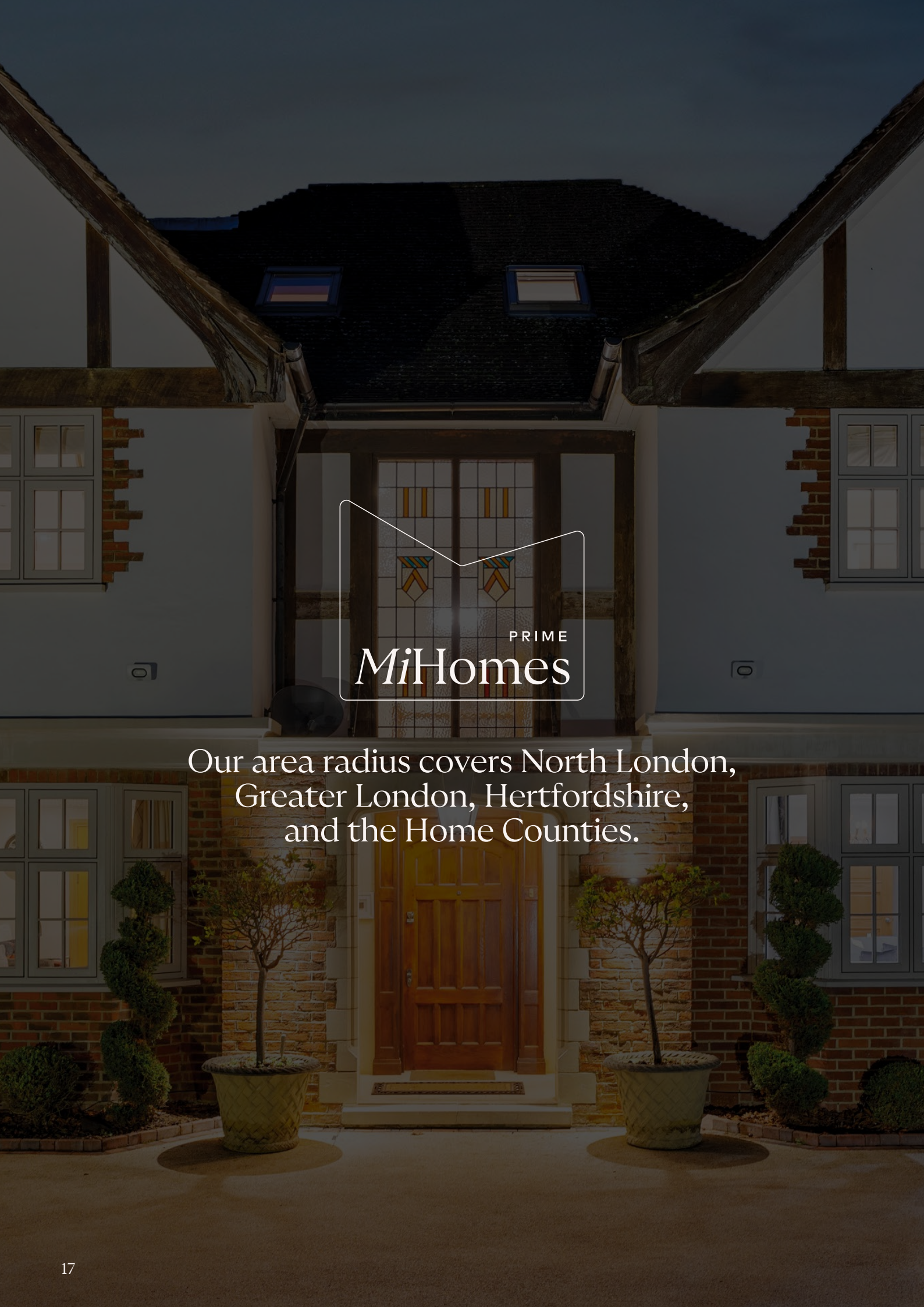
Collingridge House, Enfield, EN2 7BE

TWO BEDROOM, GROUND FLOOR APARTMENT

- Asking price: £500,000
- Sold price: £500,000
- Viewings: 10
- Offers: 3

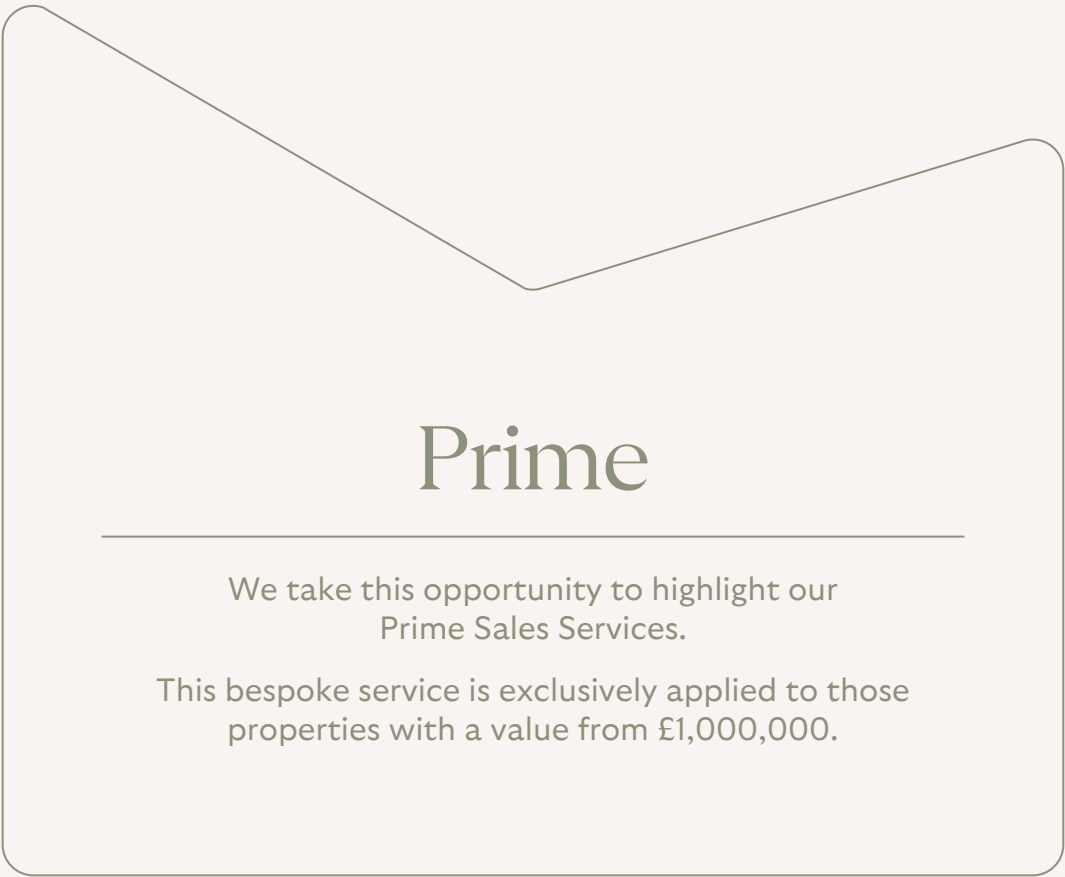
This wonderful home, boasting over 1,100 square feet of beautifully designed interiors, set on a quiet, leafy residential street. Its new owners were instantly drawn to its brightness, tranquillity, and modern charm.





PRIME
MiHomes

Our area radius covers North London,
Greater London, Hertfordshire,
and the Home Counties.



Prime

We take this opportunity to highlight our
Prime Sales Services.

This bespoke service is exclusively applied to those
properties with a value from £1,000,000.

Bespoke, Discreet, Exceptional.

Every property is distinctive, and its marketing should be just as unique. This is why we created our Mi Homes 'Prime' service.

Prime property demands more than standard marketing. It requires insight, precision, and a strategy as individual as the home itself.

Our Prime residential sales services are personalised and tailored to each property. We understand that prime property requires prime marketing.

We go above and beyond to present all of our listings in their best possible light. With our Prime service, we invest in professional photography as standard, branded floor plans, and have an in-house marketing team who produce the content of each instruction.

Experience unparalleled service
with Mi Homes Prime.

Precision in every detail.

4.9/5 ★★★★★

From Google reviews

98.5%

Of asking prices achieved on average from all properties sold (vs. the national average of 96%)

£150,000,000+

Responsible for over £150m+ worth of property sold for clients



From the moment of instruction, we create a bespoke marketing plan designed to maximise both value and exposure.

OUR PRIME SERVICE INCLUDES:

- Professional interior and exterior photography as standard
- Cinematic videography
- Aerial drone imagery
- Computer-generated imagery (CGI), where beneficial
- Branded, detailed floor plans
- Professionally written, editorial-style property descriptions
- Individually designed high-quality printed brochures

Every element is carefully considered to present your home in its finest light.

STRATEGIC EXPOSURE, TARGETED REACH:

Prime property also requires prime positioning. Your home will be showcased across leading portals including Rightmove, Zoopla, PrimeLocation and OnTheMarket, ensuring visibility to qualified, high-intent buyers.

In addition to this we apply the following strategies:

- Feature your property prominently on our website
- Implement carefully curated social media campaigns
- Utilise targeted digital marketing
- Engage our extensive database of pre-qualified buyers
- Network proactively within the prime market

Our objective is simple: to position your property in front of the right audience, at the right time.

OUR COMMITMENT TO EXCELLENCE

Experience. Reputation. Results.

OUR APPROACH COMBINES:

01. Honest, evidence-based pricing advice
02. Skilled negotiation
03. Meticulous buyer qualification
04. Seamless progression management
05. A commitment to protecting and enhancing your asset's value

With a long-standing reputation for delivering outstanding results, Mi Homes Prime is trusted across Greater London and beyond for our commitment to excellence in estate agency services.

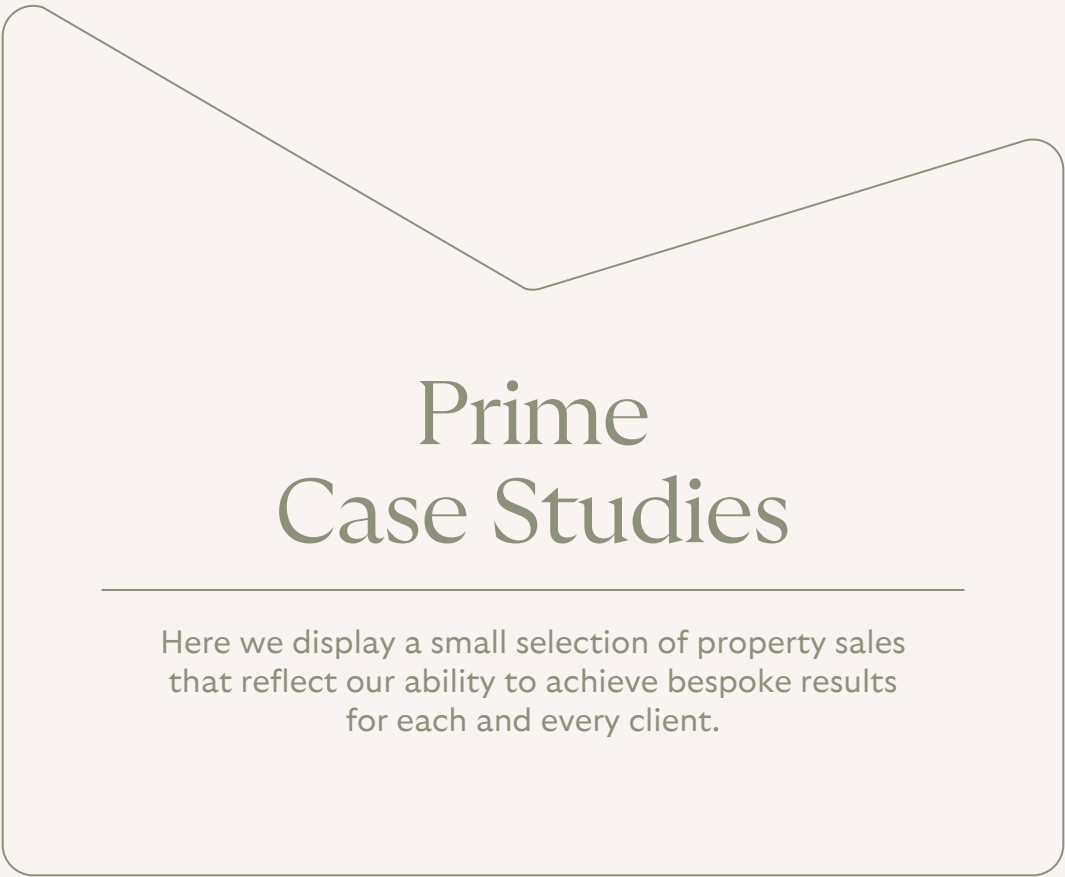
We understand exactly what is required when dealing with high-value property and we act accordingly. Let us elevate your sale with Mi Homes Prime.

Where every detail is taken care of because - Every Move Matters.

DISCREET & CONFIDENTIAL

For clients who value privacy, we also offer a confidential marketing service.

This tailored approach allows us to introduce your property selectively to pre-qualified buyers without full public advertising, ensuring discretion without compromising on results. Your privacy, reputation and personal circumstances are handled with the utmost professionalism at every stage.



Prime Case Studies

Here we display a small selection of property sales
that reflect our ability to achieve bespoke results
for each and every client.

PRIME

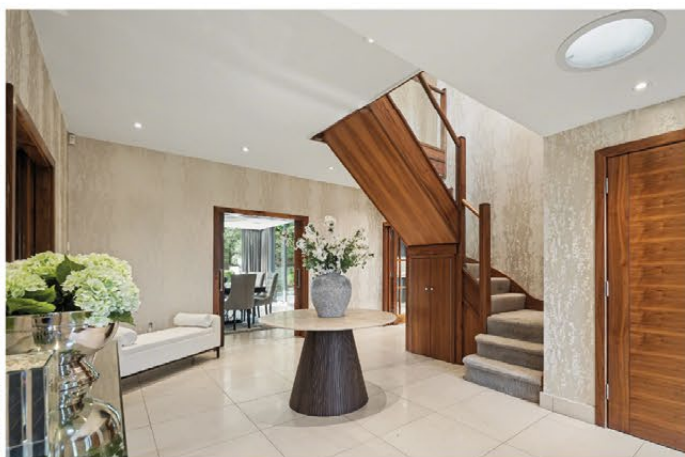
Pagitts Grove, Hadley Wood, EN4 0NT

FOUR BEDROOM, DETACHED HOME

- Asking price: £2,500,000
- Sold price: £2,470,000
- Viewings: 10
- Offers: 8

Exceptional four-bedroom detached family home extending to 4,174 sq ft, set within a quiet gated development in prime Hadley Wood.

Immaculately presented, this spacious home features a principal suite with dressing room, private gym, double garage, and wrap-around garden, alongside underfloor heating, integrated Sonos, and excellent transport links.



PRIME

Oakwell Drive, Northaw, EN6 4EZ

FIVE BEDROOM, FAMILY HOME

- Asking price: £1,250,000
- Sold price: £1,250,000
- Viewings: 40
- Offers: 5

A breathtaking, spacious family residence tucked away within the peaceful area of Northaw.

This charismatic five double-bedroom detached home offered generous and substantial accommodation throughout, with a welcoming frontage and large driveway. The area held huge appeal for nature lovers, and car enthusiasts alike.



PRIME

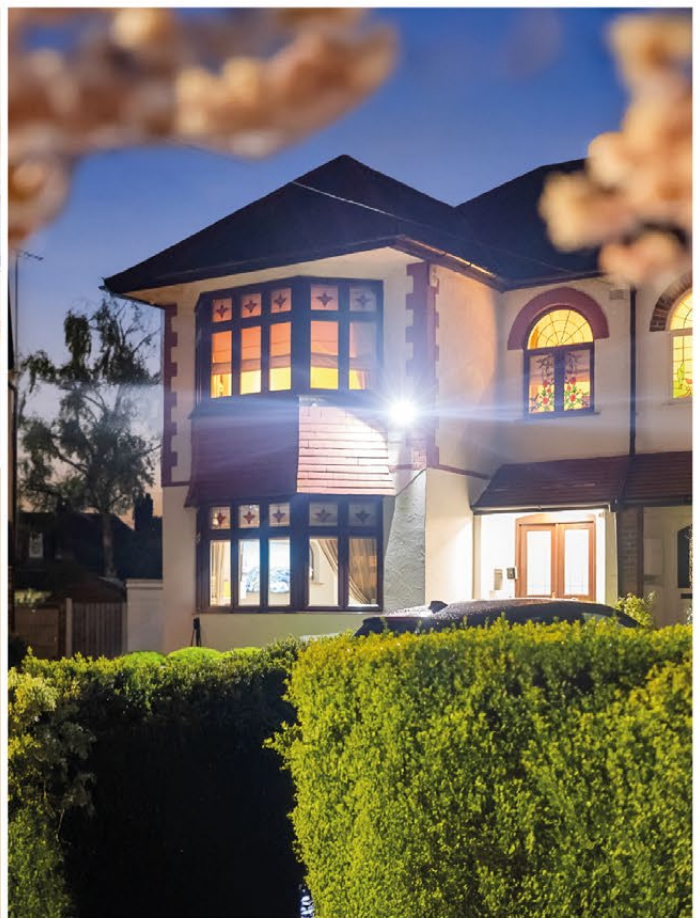
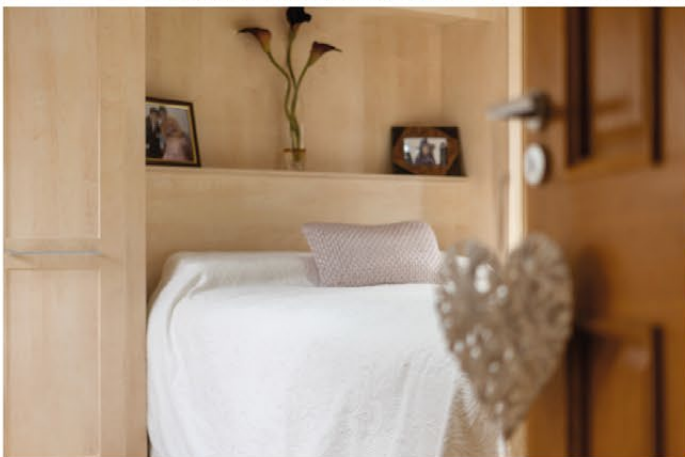
Woodfield Way, Bounds Green, N11 2NU

FOUR BEDROOM, SEMI-DETACHED HOME

- Asking price: £1,350,000
- Sold price: £1,460,000
- Viewings: 20
- Offers: 9

A well-appointed residence with bright rooms and elegant features.

Situated on the peaceful and sought-after Woodfield Way, N11. This immaculate semi-detached home presented a rare opportunity to acquire a beautifully maintained family property with superb outdoor space, complete with a large garden gym.



PRIME

Quakers Walk, Winchmore Hill, N21 2D

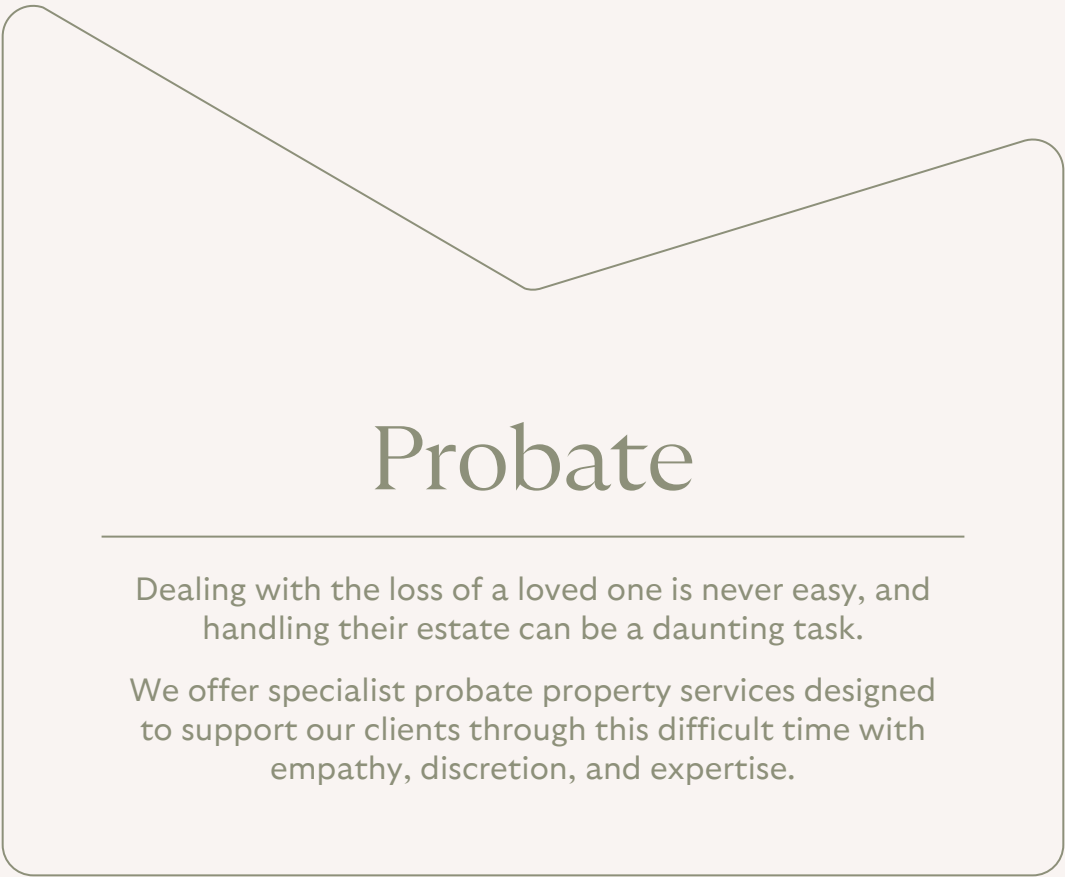
FIVE BEDROOM, DETACHED HOME

- Asking price: £1,250,000
- Sold price: £1,310,000
- Viewings: 1
- Offers: 1

This substantial detached family house is situated in a stunning close, off Bush Hill Road, N21.

Nestled on the highly sought-after and secluded Quakers Walk, this expansive detached property with a double garage and large garden, offered an exceptional opportunity for a family who instantly fell in love with its warmth, space, and charm.





Probate

Dealing with the loss of a loved one is never easy, and handling their estate can be a daunting task.

We offer specialist probate property services designed to support our clients through this difficult time with empathy, discretion, and expertise.

Our probate service is built around compassion, sensitivity and clear communication.

Our extensive experience within this area means we understand just how emotional and draining this period can be for those involved. In many cases, you are not just selling bricks and mortar, but letting go of treasured memories and deep emotional bonds.

We never forget this.

Whether you're acting as an executor, administrator, or solicitor managing an estate, we provide a comprehensive service tailored to your needs.

From accurate property valuations for probate purposes, preparing the property for sale and finding the right buyer, to overseeing the sales process and house clearance on your behalf, our experienced team is here to guide and assist you every step of the way.

We have become a trusted name specialising in probate property sales across Greater London, Hertfordshire and beyond.

We understand that every situation is unique, and we take great care to handle every property with the respect and attention it deserves.



If you require any further details or are looking for some free independent property advice, then get in touch today on 020 7323 9574.

To help inform you even more, we have created this probate introduction. The information we share is based on experience (and does not constitute legal advice).

Applying for probate.

Probate is the formal permission needed to deal with someone's estate (their property, money, and possessions) after they have passed away.

If you are named in the deceased person's will as an executor, you can apply for probate. However, even if they didn't leave a will, depending on your relationship to them, you can apply to become the administrator of the estate.

In most cases, you will need legal permission to sell their property, hence the need to apply for probate.

Before applying for probate, it's advisable to be aware if a property is part of their estate.

Depending on the size of the estate, applying for probate can take between 4 and 52 weeks. If you are currently applying for probate, please feel free to speak with us at any stage for guidance on the best time to begin marketing your property.



What to consider when selling a probate property.

Selling a property through probate can feel complex, but with the right guidance, the process can be managed smoothly and sensitively. Below are some key factors to consider.



UNDERSTANDING THE LEGAL PROCESS:

Probate laws and procedures vary depending on location. It's important to follow the correct legal steps before a property can be sold. Working with experienced professionals can help ensure due diligence and unnecessary delays.



VALUATION AND PRICING:

Obtaining a professional valuation ensures the property is priced accurately and appropriately. Correct pricing is essential to attract genuine interest while achieving the best possible outcome for the estate.



EXECUTOR OR ADMINISTRATOR RESPONSIBILITIES:

If you are acting as the executor or administrator of the estate, you have a legal duty to act in the best interests of the estate and its beneficiaries. This includes ensuring the property is sold at a fair and reasonable market value.



BENEFICIARY APPROVAL:

Depending on the terms of the will and local regulations, consent from beneficiaries may be required before proceeding with a sale. Clear communication and compliance with legal requirements can help prevent disputes or delays.



TITLE CONSIDERATIONS:

Probate properties can sometimes have title-related issues, such as outstanding charges or ownership queries. These should be identified and resolved early, often with the support of a solicitor or title specialist.



DISCLOSURE REQUIREMENTS:

Sellers are required to disclose certain information about the property, including known defects or relevant history. Understanding and meeting these obligations helps protect all parties involved.



PROPERTY CONDITION, MAINTENANCE AND REPAIRS:

Assessing the condition of the property is an important step. While not all probate homes require improvement, addressing essential repairs or presentation issues can help maximise value and attract a wider pool of buyers.



TAX CONSIDERATIONS:

There may be tax implications when selling a probate property, including capital gains or estate-related taxes. Seeking advice from a qualified tax advisor or accountant is strongly recommended.



CURRENT MARKET CONDITIONS:

The local property market plays a key role in determining sale price and timescales. Factors such as buyer demand, interest rates and wider economic conditions should be considered when deciding when to sell.



MARKETING THE PROPERTY:

A tailored marketing strategy is vital. This may include professional photography, online listings, exposure across major property portals and working with an estate agency experienced in probate sales.

01. Transparent and honest communication:

Honesty and transparency are the foundations of our business. We provide you with realistic expectations regarding the sale of your probate property, including pricing guidance and market trends. You can trust us to keep you informed at every stage of the process, providing regular updates and feedback from potential buyers.

02. Tailored marketing strategies:

Every probate property is unique, and it requires a customised marketing approach to attract potential buyers. We develop tailored marketing strategies highlighting the property's strengths and appeal to the target audience. From professional photography to strategic listing placements, we ensure maximum exposure for your property.

03. Extensive network and resources:

With years of experience in the area of Probate sales, we have built a vast network of professionals, including solicitors, appraisers, and contractors. This network allows us to address any legal or property-related issues promptly and efficiently, streamlining the selling process.

04. Negotiation skills:

Selling a probate property often involves negotiation with multiple parties, including heirs, creditors, and potential buyers. Our skilled Property Consultants advocate for your best interests, striving to achieve the most favourable outcome for you. Whether it is negotiating the sale price or resolving any possible disputes, we are committed to securing the best possible deal.

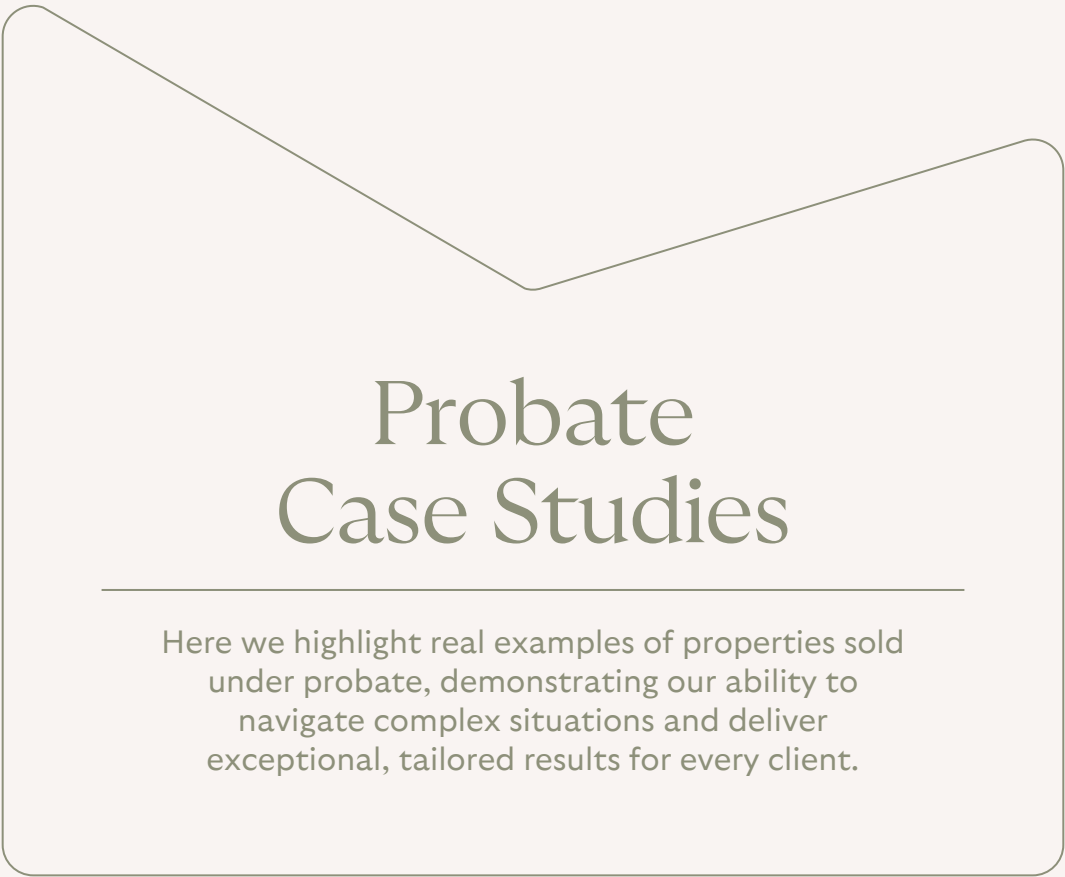
05. Efficiency and timeliness:

We understand the importance of completing the probate sale in a timely manner. Our efficient processes and proactive approach ensure that your property is marketed effectively and sold promptly. We work diligently to minimise delays and expedite the closing process, allowing you to move forward with peace of mind.

06. Continued support beyond the sale:

Our relationship with you does not end upon completion. We remain available to address any post-sale concerns or questions you may have. Whether you need assistance with relocating or referrals for estate-related services, we are here to help.





Probate Case Studies

Here we highlight real examples of properties sold under probate, demonstrating our ability to navigate complex situations and deliver exceptional, tailored results for every client.

Trento, Barnet Road, Arkley, EN5 3H

FOUR BEDROOM, DETACHED RESIDENCE

- Asking price: £1,175,000
- Sold price: £1,200,000
- Viewings: 10
- Offers: 4

A unique opportunity to create a bespoke home. This detached corner residence, situated on the prestigious Barnet Road, was sold through probate, offering substantial scope for extension and personalisation.



Beechdale, Winchmore Hill, N21 3QG

THREE BEDROOM, SEMI-DETACHED HOME

- Asking price: £800,000
- Sold price: £807,500
- Viewings: 34
- Offers: 6

This property was sold through probate on a chain-free basis, offering excellent potential for further expansion, including opportunities for a rear extension and loft conversion. It was purchased by a family excited to make it their own.



Willingdon Road, Wood Green, N22 6SD

THREE BEDROOM, TERRACED RESIDENCE

- Asking price: £700,000
- Sold price: £710,000
- Viewings: 16
- Offers: 3

Nestled in the vibrant and well-connected area of N22, this terraced family home offered an exciting opportunity for the new owners who were excited about creating their ideal living space. The perfect blank canvas to build a family home.



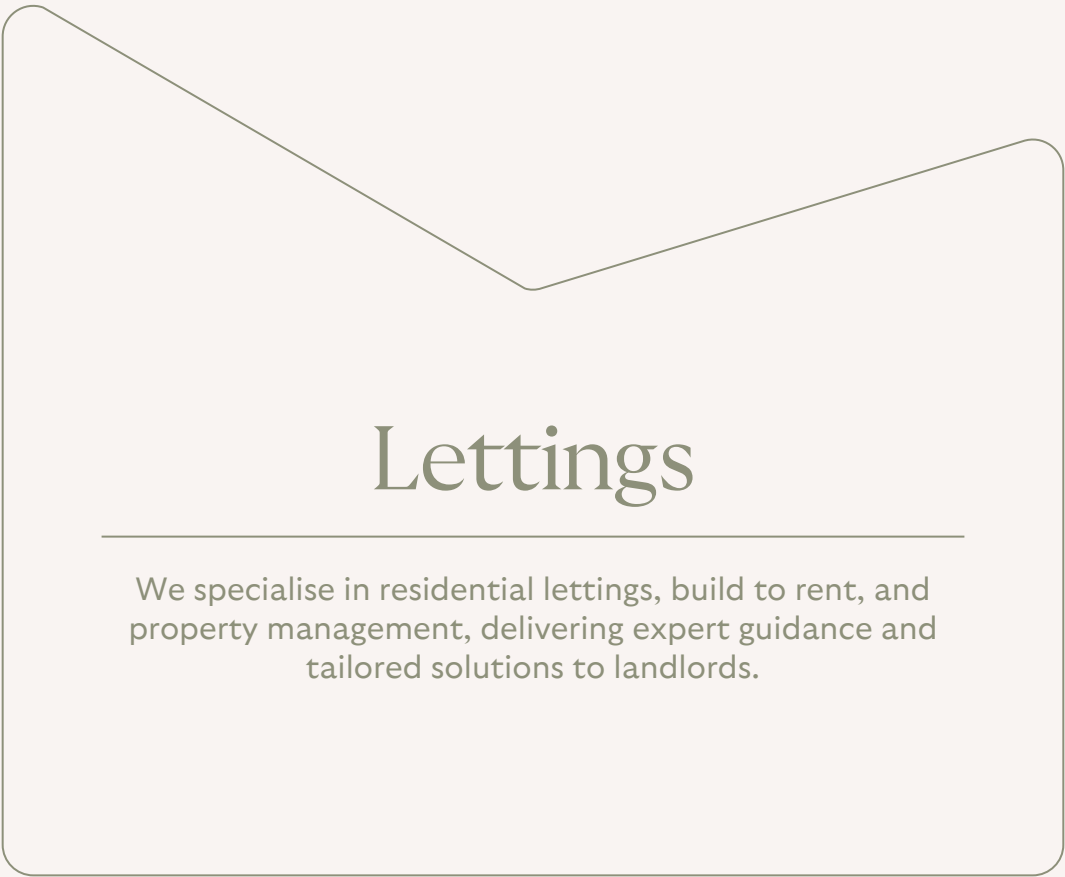
Fairgreen, Cockfosters, EN4 0QS

FOUR BEDROOM, DETACHED HOME

- Asking price: £1,350,000
- Sold price: £1,520,000
- Viewings: 59
- Offers: 3

This stunning, detached home, sold through probate, offered a great sense of space. The impressive brick design complete with glamorous balcony feature, setting the scene for huge potential for comfortable living.



A large, light gray envelope graphic with a dark gray outline, centered on the page. The envelope is open, showing its interior. Inside the envelope, the word "Lettings" is written in a large, dark gray serif font. Below the word, a horizontal line separates it from a paragraph of text. The paragraph describes the company's specialization in residential lettings, build to rent, and property management.

Lettings

We specialise in residential lettings, build to rent, and property management, delivering expert guidance and tailored solutions to landlords.

From first-time private landlords, through to career landlords and corporate investment companies, we treat all our clients with the same respect and always offer the same high level of professional service.

We represent countless landlords spanning North London, as well as Greater London, Hertfordshire, and wider parts of the UK. We understand that your property is likely one of your most valuable assets, that's why choosing the right letting agent is critical.

We have all the resources available to market your property correctly to ensure we find the right tenants:

- We offer our extensive experience and trusted resources in tenant sourcing and vetting. Our in-house referencing approach has earned us the trust of countless landlords.
- Comprehensive property marketing strategies
- Transparent communication and proactive management
- Dedicated service tailored to your needs and goals

Whether you're letting your first property or managing a large portfolio, Mi Homes is here to maximise your investment and provide peace of mind.

For more detailed information, feel free to get in touch with one of our team.



Call us on:
020 7323 9574



Send us an email at:
hello@mi-homes.co.uk



We go above and beyond to ensure the tenants we place are of the highest calibre.

We are one of the very few estate agencies to operate a double-referencing process, leaving nothing to chance.

Every applicant is referenced in-house by our experienced team as well as independently through the UK’s leading tenant referencing provider. This dual-layer approach allows us to build a complete and accurate picture of each prospective tenant, helping us secure the best possible match for your property.

For added reassurance, we also offer the option of a rental protection service, giving landlords valuable peace of mind should the unexpected occur. We carry out detailed referencing on all prospective tenants, including:

- ✓

Confirmation of a satisfactory credit report
- ✓

Verification of employment, length of service, and annual income, supported by the last three months’ payslips and bank statements
- ✓

Confirmation that combined tenant income meets a minimum multiple of the annual rental value
- ✓

Verification of savings, where applicable
- ✓

Landlord reference checks to confirm rental payments were made on time, the property was well-maintained, and supported by a personal recommendation
- ✓

Review of bank statements to confirm rent has been paid on time
- ✓

Cross-checking against existing tenancy agreement obligations

RENTAL PROTECTION SERVICE

Key benefits of our rental protection service

01.	02.	03.
Rent covered up to a maximum of 24 months or £100,000, whichever is sooner (or until Vacant Possession)	Professional costs up to £100,000 (in aggregate with rent payments)	Continued cover while your property has been remarketed



A large, light gray envelope-shaped graphic with a dark gray outline, serving as a background for the text.

Lettings Case Studies

Explore real examples of our successful lettings,
highlighting our ability to deliver outstanding
results for landlords through tailored strategies and
expert management.

Bourne Avenue, Southgate, N14

FIVE BEDROOM, SEMI-DETACHED HOUSE, £5,000PCM

This incredible family home situated in the sought-after Meadway Estate, was successfully rented. The property had been designed with a perfect blend of contemporary and classic style, creating an elegant and welcoming atmosphere.



Fairgreen East, Cockfosters, EN4

FIVE BEDROOM, DETACHED RESIDENCE, £7,500PCM

This property was rented as a unique five bedroom, detached family home. Located on a peaceful residential road in Hadley Wood, the beauty of the surrounding area is reflected through the house.



Freshfield Drive, Southgate, N14

THREE BEDROOM APARTMENT, £2,500PCM

This elegantly designed luxury apartment was rented out and provided luxurious interiors, as well as the benefit of a secure gated parking space for peace of mind.



Allcroft Road, Camden, NW5

FOUR BEDROOM, MID TERRACED HOUSE, £5,000PCM

Nestled in a vibrant London neighbourhood, this elegant period terraced home masterfully blends historic charm with contemporary flair, across three generously proportioned floors.



Engineers Way, Mill Hill, NW7

ONE BEDROOM APARTMENT, £1,850PCM

Located on the second floor of the popular Sensa Apartments development in Mill Hill. This beautifully presented home offered contemporary living, and peaceful views across well-maintained communal gardens.



The Close, Purley, CR8

FOUR BEDROOM, DETACHED RESIDENCE, £4,000PCM

This immaculate detached family home arranged over three floors, was successfully rented and has the benefit of a triple driveway, two en-suite bathrooms, and over 2,300 square feet of luxury living space.





Property Management

We partner with landlords across North London, Greater London, and throughout the UK, to deliver bespoke property management solutions tailored to your needs.

Comprehensive management you can trust

Whether you own a single flat or a portfolio of properties, we handle the day-to-day demands of tenancy management, so you don't have to.

Our full-service management covers every aspect of lettings:

ADMIN & COMPLIANCE:

All paperwork handled with precision and efficiency

REPAIRS:

Fast, reliable service from our vetted contractors

ROUTINE INSPECTIONS:

Regular property health checks with detailed reports

ACCOUNTS & RENT COLLECTION:

Timely payments and transparent statements

END-OF-TENANCY PROCESS:

Smooth checkouts and deposit resolutions

BESPOKE INFORMATION PLATFORM:

A bespoke platform accessible to clients at any time, which includes all aspects of their tenancy

MAINTENANCE:

With access to a trusted network of local contractors, we ensure all cleaning, and maintenance work is completed quickly and cost-effectively.



WHY CHOOSE US?

Managing a property isn't just about collecting rent – it's about protecting your investment.

With over 180 pieces of legislation fuelling the private rented sector (that is constantly being advised and updated), it is vital that you instruct a knowledgeable and experienced managing agent to look after your best interests.

We've been proudly matching tenants with properties since 2016, and our tenancy management services make renting stress-free for both landlords and tenants.

We currently manage over £1.5m of rental income for clients totaling over £35m worth of property in London and the surrounding areas.

OUR VALUES ON MANAGEMENT:

2.5 years

Average tenancy length: 2.5 years

2.3% increase

Average rent increased on renewals: over 2.3%

98.5%

Tenant satisfaction: 98.5%

Mi Tenancy Management (VIP)

Our Mi Tenancy Management (VIP) service offers a fully managed, premium solution designed to protect your investment and maximise returns:

- Access to a bespoke online management portal for complete visibility and control
- Quarterly property inspections, supported by detailed photographic reports. Regular inspections are essential to successful property management
- Rental protection service included
- 24/7, 365 property management, ensuring issues are dealt with promptly and tenants remain satisfied (happy tenants stay longer)
- A third-party inventory, gas safety certificate, EPC, and deposit registration included as part of the VIP service
- Rental payments transferred within 24 hours. When we receive your rent, so do you

This comprehensive service is ideal for landlords seeking complete peace of mind and a truly hands-off investment experience.

We endeavour to make sure that each and every one of our clients is given peace of mind concerning their property, so they can focus on what they do best, investing.

Whether you're local or based elsewhere in the UK, we provide the reassurance that your property is in safe, professional hands. From rent collection to final checkouts, we handle the complexities, so you don't have to.

To find out more, then get in touch today on 020 7323 9574

Don't just take our word for it ...

With our wealth of experience, genuine passion to serve our clients and a commitment to good old-fashioned hard work, we are proud to have generated over £8 million in rental income for our landlords while continuing to house happy tenants, time and time again. Here's what our Landlords and Tenants are saying:

Unparalleled expertise, thoughtfulness and passion.

"From the start we have received nothing less than an amazing service. Their level of expertise, thoughtfulness and passion is unparalleled to any agency that we have used previously. Nick provided me, almost instantly, with an asking price offer due to the outstanding marketing of the property and continued to email me with updates and details throughout, making this a stress-free process. I would recommend Mi Homes in the future and could not be more grateful."

★★★★★

- LANDLORD, N14

A flawless service miles ahead of the market.

"The level of customer service received has been second to none and miles ahead of anything I've ever come across. The process was smooth, simple and quick. We weren't the easiest clients but weren't made to feel like we were being a nuisance. The team has always been friendly, helpful, and flawless throughout the entire process which is an absolute credit to the company. A company made of hard workers who are clearly passionate about their jobs and go above and beyond for their customers. Highly, highly recommended."

★★★★★

- TENANT

Multiple successes count!

"With a portfolio of properties in North London, I often seek out the help of lettings agencies to ensure I get the right tenants in quick time with the right rent. Nick from Mi Homes had succeeded with helping me do that with great success on one of my properties a couple of years ago. When I had another development in the making, he rang me throughout the process until it was completed, offering his support and interest in viewing the finished flat. He is a very personable and consummate professional in the lettings space. The company's attention to detail, and integral approach to business has impressed me, and I therefore have no hesitation in recommending them to prospective landlords."

★★★★★

- LANDLORD, N12

Their team is kind, considerate, and display an outstanding level of expertise.

"Exceptional service. Outstanding people. Having dealt with several agents in the past, I can confidently say that Mi Homes provided a service that was unparalleled by any I have previously dealt with. The staff are kind, considerate, and display a great level of expertise. I would absolutely recommend them to anyone in need of a great property agent."

★★★★★

- TENANT





Management Case Studies

We strive to achieve the best possible outcome for every client. The following examples showcase how we tailor our approach to deliver exceptional results time and again.

Bourne Ave, New Southgate, N14

FIVE BEDROOM FAMILY RESIDENCE

We have been managing this fabulous property since 2020, for a first time landlord. Situated in the sought after Meadway Estate, this exceptional property provides the perfect home for its tenants.



New Cavendish St, London, W1

APARTMENTS AND COMMERCIAL BLOCK

A central London property made up of a mix of commercial and residential units which we have successfully managed for many years.



Harley Street, London, W1

APARTMENT BLOCK

We proudly managed 7 out of 8 of the units in this property for the landlord. A prime central London location, exceptionally maintained, providing ease and convenience for all tenants.



Spring Court Road, Enfield, EN2

FIVE BEDROOM DETACHED HOME

We began managing this spacious family home in 2026 for one of our many professional landlords. We successfully beat multiple other competing agents, and now proudly let and manage this stunning property.



High Banks House, Hemel Hempstead

12 SELF CONTAINED APARTMENTS

We are proud to manage this newly built 12 unit block of flats since 2025. We worked closely with the developer and landlord. Since then they have returned to use our lettings and management services for more of their properties.



Laburnum Grove, Winchmore Hill, N21

THREE BEDROOM SEMI-DETACHED HOUSE

We began managing this impressive property in 2024. Located on the highly sought-after Laburnum Grove, N21, this exceptional 2,073 square foot detached home was an ideal choice for the tenants we placed.



Belsize Ave, Southgate, N13

TWO BEDROOM GROUND FLOOR APARTMENT

Newly refurbished apartment, boasting it's own private garden. With many period features and in a sought-after location, this was a perfect property for young professionals.

This property is a classic example of a client using multiple services we provide. It was purchased through us in 2024, before we took on the role of letting and managing.

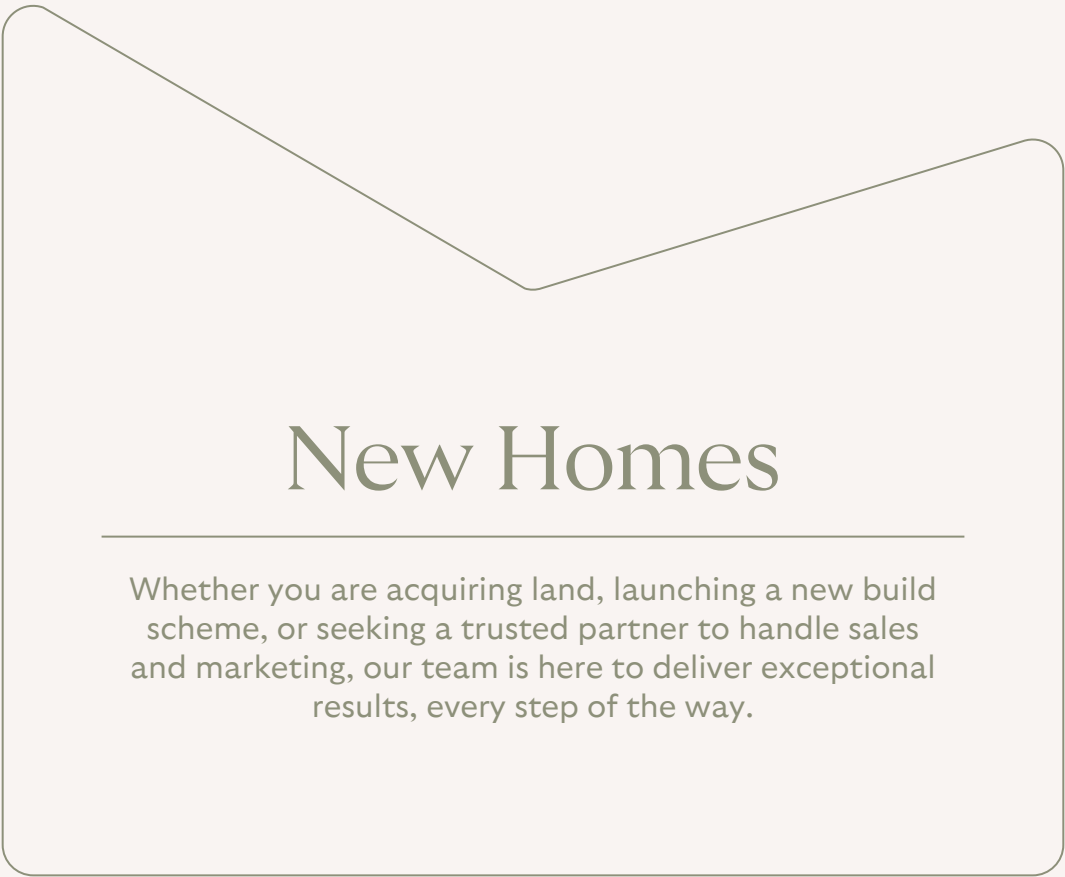


Elizabeth Gardens, Cuffley, EN7

FOUR BEDROOM SEMI-DETACHED HOUSE

We began managing this well-maintained family home in 2024 for another professional landlord. They sought our services after receiving a recommendation from another landlord. This property is well located and the tenants are extremely happy.





New Homes

Whether you are acquiring land, launching a new build scheme, or seeking a trusted partner to handle sales and marketing, our team is here to deliver exceptional results, every step of the way.

Why us?

We understand what it takes to bring a development from blueprint to the point of completion and beyond. We're not just a property agency – we are your strategic partners.



FULL CIRCLE SERVICE OFFERING

We don't just sell new homes; we get them ready to be desired. We often partner with developers from point of acquisition, advise on spatial planning, interior design and specification, to ensure that the end product is tailored to the target market.



END-TO-END NEW HOMES EXPERTISE

Our dedicated team specialises in off-plan and completed unit sales. We provide market insights, pricing strategies, buyer profiling, and full marketing support, all of which ensure a smooth, profitable sales journey from day one.



ACCESS TO GENUINE, PROCEEDABLE BUYERS

With an established database of qualified, proceedable buyers and strong relationships with mortgage brokers and solicitors, we are able to shorten sales timelines and reduce fall-through rates.



TAILORED MARKETING THAT WORKS

We create bespoke campaigns for each development, combining high-end digital marketing, professional photography, CGI imagery, exclusive brochures, and targeted social media to ensure any developments stand out in a competitive market.



UNRIVALLED LOCAL KNOWLEDGE

Operating across London, Greater London, and wider parts of the UK, we offer local and national expertise and insight to ensure you price and position your product for maximum return.

Our developer services include:

- Land sourcing & acquisition support
 - Design, specification and marketing advice
 - Scheme viability analysis & comparable sales data
 - Pricing strategy planning
 - Interior design consultation
 - Off-plan sales campaigns
 - Aftercare, resales & lettings advice
-



“We initially instructed Mi Homes back in 2018 on our scheme in Bounds Green. The team are diligent, attentive, good negotiators and ensure the marketing package is how it should be.

Their digital campaigns work brilliantly, and we have since instructed them on four other schemes to date and continue to enjoy working with the team”

– LANESRA GROUP

Our New Homes sales services have a renowned reputation for the delivery of exceptional estate agency results.

Established in 2016, Mi New Homes is proud of the long-standing partnerships we've developed with developers who value our integrity, results-driven approach, and commitment to excellence.

We are trusted across North London, Greater London, and the Home Counties for our commitment to excellence in estate agency services. We are passionate about property, and are determined to do things differently.

Our clients trust us to secure the best possible resale values. We proudly retain an 82% sales success rate on all sales agreed so far (compared to a national average success rate of just 65%).

Our dedicated team of property advisors undergo regular in-depth training. We know that communication is key and that's why they are on hand for our clients for every step of their property process.

We achieved this thanks to our extensive database of able and proceedable buyers, the quality of our marketing, and our meticulous approach to the sales process.



Our Strategic Advantage

Our business strategy has been the foundation of our business and the driving force behind our growth. It defines who we are, gives purpose to everything we do, and enables us to deliver measurable results that consistently outperform the market. Ultimately, it is what sets us apart from other agents and allows us to deliver winning results.

We recognise that every development has its own story. That's why we create bespoke marketing strategies tailored to your scheme's unique attributes, whether defined by location, pricing, size, or specification.

Staging is an investment which pays dividends.

In today's crowded property market, even the most attractive listings risk being overlooked online. That's why we believe it is vital to stand out. Staging is one of the most effective ways to do so. It's an investment that pays dividends, particularly with new homes.

A professionally staged home instantly captures attention and increases desirability, helping buyers to connect with the property on an emotional level. By removing the need to "imagine" what a home could look like, staging allows them to see and feel the lifestyle on offer.

Our goal is for prospective buyers to fall in love with their new dream home from the moment they walk through the door. From carefully curated colour palettes and thoughtful layouts to beautifully designed interiors, staging creates that all-important emotional attachment, encouraging buyers not only to commit but, in many cases, to pay more than they initially intended.

The results speak for themselves: professionally staged homes sell faster, achieve higher offers, or both.



By aligning our approach with your development's strengths and target audience, we maximise buyer engagement and sales performance.

Our phased launch model ensures momentum from day one. Carefully timed stages prevent market stagnation, maintain steady traction, and keep your development front of mind for potential purchasers. This approach doesn't just generate interest, its focus is to build lasting demand and drive results.

By choosing us, you're not just marketing and selling homes, you're partnering with a team committed to maximising the success of your development.

Phase One: Creating Early Momentum

In the initial phases, our in-house marketing team prepares the core marketing assets. This includes professional photography, floorplans, and 'teaser' social media content.

Our dedicated Sales Consultants begin generating early interest through our exclusive 'Secret Sales' call-out service. This bespoke service is offered only to pre-registered buyers who have opted in for priority opportunities, giving them the chance to secure a home before it officially reaches the open market. In addition, buyers who respond to our teaser campaigns on social media are also given access to this exclusive stage, ensuring we capture motivated purchasers from the outset.

At this early stage, we deliberately limit the amount of marketing material shared, focusing instead on carefully tailored conversations that emphasise the exclusivity of the opportunity. This creates anticipation and excitement with buyers, who are then invited to a private "soft launch" site visit.

To further build engagement and trust, we simultaneously roll out a targeted email nurture campaign, ensuring your development stays top of their thoughts, while steadily increasing buyer confidence and commitment.

Phase Two: Full Market Launch

Once our priority database has been fully engaged, we progress to a comprehensive public launch, listing the homes across all major UK property portals to ensure maximum visibility and reach.

At this stage, every applicant registered with us is notified of the development, alongside the wide audience actively searching on the portals. This dual exposure drives enquiry levels and positions the scheme firmly in front of qualified buyers.

All enquiries are carefully managed by our experienced Property Consultants, who carry out initial affordability checks to ensure only serious buyers progress. To maximise impact, we implement a 10-day holding period before viewings commence. This allows us to coordinate a highly effective "Viewing Launch Event", bringing applicants together at the same time to foster competition, urgency, and momentum. (Please note: this exclusive strategy is available on a sole agency basis only.)

Phase Three: Maximising Exposure & Driving Offers

Following four weeks of intensive marketing (during which we replicate most elements of our Phase Two launch strategy twice weekly), we typically expect to have generated multiple formal offers.

Should further traction be required (depending on the scale of the scheme), we then transition into an enhanced strategy designed to capture every remaining opportunity.

This includes:

PREMIUM LISTINGS:

Upgrading advertisements to premium status across key portals, significantly increasing online visibility and buyer engagement.

DIGITAL MARKETING CAMPAIGNS:

Where not already utilised, our in-house marketing team will implement a bespoke digital campaigns to further maximise exposure across multiple platforms.

AGENT COLLABORATION:

Partnering with carefully selected local estate agents close to the development, offering split fees to leverage their active buyer networks and widen reach.

While 98% of property searches begin online, we pride ourselves on going beyond a call-centre approach. Our team remains highly proactive in sourcing the remaining 2% of buyers through direct outreach, ensuring no opportunity to secure a sale is overlooked.



OUR TEAM

As the saying goes, a company is only as strong as its team.

We firmly believe our team is our greatest strength. They are the face, voice, and heart of our business, representing your development with professionalism and expertise at every stage.

We're proud to maintain a high staff retention, investing more than most in training and remuneration. This commitment ensures we attract and retain the very best talent, delivering a level of service that sets a high standard in New Homes sales.

Here's how our team works to ensure the success of your development:

NEW HOMES SALES EXPERTS

Our certified Sales Consultants manage viewings, build strong buyer relationships, and secure sales through skilled negotiation, knowledge and experience, ensuring maximum results.

DEDICATED SALES PROGRESSORS

Each development benefits from its own in-house sales progressing service, streamlining the journey from Sold STC to completion. This not only speeds up transactions but also keeps communication between all involved at the forefront of our service.

MARKETING TEAM

We have an experienced marketing team who have the skills to deliver the full range of elements needed, to present your development at its absolute best.

This includes (but is not limited to) high impact social media campaigns, professional photographs, floor plans, digital marketing campaigns, videography, and drone imagery.

OFFICE ADMINISTRATOR

With extensive experience in the new build sector, our administrator ensures the smooth operation of the sales process, from sales memorandums and reservation forms to CML documentation and AML compliance.

SALES MANAGER

Overseeing the entire process, our experienced Sales Manager ensures excellence across every department (including communication with outside resources such as solicitors and finance providers) and provides clear, consistent communication throughout the campaign.



With this dedicated team behind your development, you can be confident of a seamless process, exceptional buyer engagement, and results that exceed expectations.

Whether you're at the land acquisition stage or preparing to launch your next site, we'd love to speak to you.
Call us on 020 7323 9574

By choosing us, you're not just marketing and selling homes, you're partnering with a team committed to maximising the success of your development.

As set out in full earlier, a strategically sequenced release plan keeps energy high from the outset. We have proven time and time again, that by introducing homes in well-planned intervals, we avoid oversupply, sustain buyer engagement, and ensure your development remains consistently visible in the marketplace.

The objective goes beyond creating early attention; it's about cultivating sustained appetite, strengthening perceived value, and ultimately converting interest into measurable sales success.



Spring Court Road, London, EN2 8JP
Chase View, developed by Amara Property.



Bramley Road, Oakwood, N14 4HA
Scarlet Oaks, developed by Amara Property.

A Trusted Partner Across Sales and Acquisitions.

"We've had a great experience working with Mi Homes. The team are incredibly easy to work with, highly responsive, and bring a strong understanding of the local market, which has been invaluable across multiple projects.

Their service is always very personal and they take the time to truly understand both our product and our buyers, ensuring the right approach is taken at every stage of the sales process.

Over the years, we've successfully sold a number of our homes through Mi Homes, and have also worked with them to acquire development sites. Their ability to operate across both sales and acquisitions makes them a trusted and well-rounded partner for us."

★★★★★
- RUTU BUDDHDEV, DIRECTOR
AMARA PROPERTY GROUP

 AMARA PROPERTY



New Homes Case Studies

In this section, we present a selection of our recent new homes successes, highlighting how we consistently achieve exceptional results through a bespoke approach that reflects the individual qualities of each development.

NEW HOMES

Conway Gardens, Enfield, EN2

FIVE NEW ECO HOMES

- Price: £900,000 - £975,000
- Bedrooms: 4
- Developer: Private

These properties offered our buyers the perfect blend of modern luxury and functional living. We had worked with these developers previously and were pleased to collaborate with them through this sales process.



Holland Court, Waltham Cross, EN8

TEN APARTMENTS

- Price: £300,000 - £395,000
- Bedrooms: 1 & 2
- Developer: Capital ABC Property

Spacious new build apartments in the heart of Waltham Cross. This boutique development of 10 apartments seamlessly blends contemporary design with excellent transport links, perfect for first-time buyers, professionals, and investors.



NEW HOMES

Colney Hatch Lane, Muswell Hill, N10

EIGHT APARTMENTS PLUS A PENTHOUSE

- Price: £425,000 - £1 million+
- Bedrooms: 1, 2 & 3
- Developer: XP Property

These meticulously crafted homes embody timeless elegance and superior craftsmanship. We worked alongside XP Property developers from the point of acquisition, advising in sales marketing, interior design through to completion of sales.

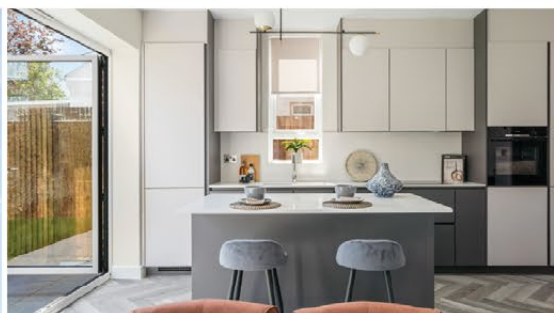


Bramley Road, Southgate, N14

EIGHT NEW FAMILY HOMES

- Priced from: £900,000
- Bedrooms: 3 & 4
- Developer: Amara Property

This newly built development in Oakwood is nestled within a boutique, privately gated development with a collection of eight, brand new family homes. Developed by Amara Property who we have partnered with on several other developments.



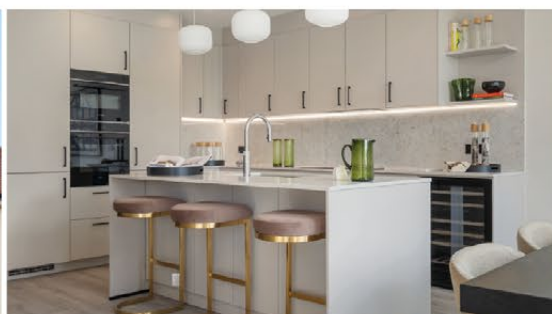
NEW HOMES

Spring Court Road, Enfield, EN2 8JP

FOUR FAMILY HOMES

- Priced from: £1.4 million
- Bedrooms: 5
- Developer: Amara Property

Located on the private street of Spring Court Road, these detached family homes offer uninterrupted views of the countryside. Chase View is an exclusive collection of just four, meticulously crafted, homes developed by Amara Property.



Blenheim Road, Barnet, EN5

FOUR APARTMENTS

- Price: £650,000 - £825,000
- Bedrooms: 2 & 3
- Developer: Moss Hall

Nestled within an exclusive gated development of just four apartments, each residence benefits from its own private parking space and beautifully landscaped private garden.





Build to Rent Specialists

Purpose-built for modern tenants, designed for long term returns. Build to Rent (BTR) developments are newly constructed residential schemes created specifically for the rental market.

Why invest in Build to Rent?

Unlike traditional buy-to-let investments, Build to Rent homes are designed from the ground up with renters in mind, offering a consistent standard of living, professional management, and high-quality finishes that appeal to today's tenants.

Build to Rent (BTR) properties attract both developers and tenants:

- Brand new, professionally managed homes with modern layouts and premium fixtures
- Enhanced tenant appeal through onsite amenities, lifestyle features, and flexible leasing terms
- Greater retention rates thanks to long-term community focus and service-led management
- Reliable income streams supported by rising demand for high-quality rental accommodation across the UK

With rental demand outpacing supply, Build to Rent continues to demonstrate strong yields, consistent occupancy, and long-term asset value.



If you are a developer, a prospective tenant, or simply looking for some free independent property advice, then get in touch today:

☎ 020 7323 9574

✉ newhomes@mi-homes.co.uk

🌐 mi-homes.co.uk

🏠 9 Onslow Parade, Hampden Square,
Southgate, N14 5JN

Why partner with our BTR team?

Successful Build to Rent projects rely on more than just quality bricks and mortar. They require a property agency with market insight, strategic guidance, and trusted delivery. We are strongly committed to providing an exceptional level of client service by operating professionally, efficiently and with the utmost integrity.

Our genuine goal is to exceed expectations and to put our clients at the heart of everything we do. This has earned us a reputation built on trust and sustained by results.

We are proud to support developers at every stage of the journey, from site acquisition advice and design input, to marketing, lease-up and ongoing asset performance.

WHAT MAKES US DIFFERENT?

- A dedicated team with in-depth market knowledge and sector-specific experience
- A track record of building trusted, long-term partnerships with forward-thinking developers
- A commitment to integrity, efficiency, and client-first service in everything we do
- Proven results across a variety of postcodes, both in and outside of London
- Tailored strategies that maximise rental values, occupancy, and long-term returns
- Leveraging our corporate relocation network

1,200+

Over 1,200
tenancies issued

£25m+

Generated for clients
in tenancy values

2,500+

Smiles put on landlord
and tenant faces

98.5%

Successful
tenancies



Trusted Experts in Lettings, Management and Property Advice.

“We have had an excellent experience working with Nick and the whole team at Mi Homes. They have consistently provided a high level of service, professionalism and support in the letting and management of our residential blocks. The team are always proactive, responsive and easy to deal with, ensuring that both our properties and tenants are well looked after.

Nick has a detailed understanding of the property market in general, and is exceptionally well placed to advise clients such as ourselves, on how to maximise the profitability of a particular property or development scheme. We would have no hesitation in recommending Mi Homes to anyone looking for a reliable and capable residential management and lettings team, along with general property advisory services in both commercial and residential spaces.”

★★★★★
– MARTIN FRIED, DIRECTOR
RICHBRIDGE PROPERTY GROUP



High Banks House, Hemel Hempstead, HP3 9HS
Developed by Richbridge.



Outstanding Service and Complete Peace of Mind.

“I’ve had an excellent experience working with Nick and his team at Mi Homes and couldn’t be happier with the service they’ve provided. From the very beginning, they’ve been professional, approachable, and genuinely committed to making the whole letting process smooth and stress-free. The level of service and support has been outstanding. Nick and his team are always easy to reach, quick to respond, and consistently helpful. Every question or concern has been handled with care and attention, which really made a difference and gave me confidence throughout.

I was particularly impressed with how well everything is managed behind the scenes. The paperwork is handled thoroughly and efficiently, with great attention to detail, making what can often feel like a complicated process incredibly straightforward. On top of that, they do a fantastic job of finding the right tenants for our properties which gives us real peace of mind. Overall, it is a genuinely positive experience working with Nick and his team. Their professionalism, organisation, and personal approach really set them apart, and I wouldn’t hesitate to recommend Mi Homes to anyone looking for a trustworthy and supportive letting agent.”

★★★★★
– HARRY ANTONIOU, DIRECTOR
DIAMOND CORPORATION



Chesterfield House, Bath Road, Slough, SL1 3UA
Developed by Diamond Corporation



Build to Rent Case Studies

Here is a selection of some of our most prestigious BTR rental developments, where we have advised on rental values, exceeded market expectations, and successfully secured high-quality, long-term tenants.

BUILD TO RENT

Brampton Grove, Hendon, NW4

RAFFLES HOUSE: 22 UNITS

- Bedrooms: 1, 2 & 3
- Avg 1 bed: £2,000 PCM
- Avg 2 bed: £2,700 PCM

Located on the 6th and 7th floors of a beautifully designed rooftop extension, setting a new benchmark for luxury rental accommodation in the area.



Hatfield Road, St. Albans, AL1 4HY

CLARENCE COURT: 35 UNITS

- Bedrooms: Studio, 1 & 2
- Avg Studio: £1,300 PCM
- Avg 2 bed: £1,900 PCM

Clarence Court is a beautiful block made up of 35 studio, one and two-bedroom apartments. It offers contemporary open-plan living, optional allocated parking, and furnished options, setting a new benchmark for luxurious accommodation.



BUILD TO RENT

Lawn Lane, Hemel Hempstead, HP3 9HS

HIGH BANKS HOUSE: 12 UNITS

- Bedrooms: 1 & 2
- Avg 1 bed: £1,300 PCM
- Avg 2 bed: £1,650 PCM

A brand-new development in Hemel Hempstead, offering contemporary apartments for rent. These wonderful apartments boast a high-quality finish, spacious layouts, and well considered interior design, perfect for enjoyable urban living.

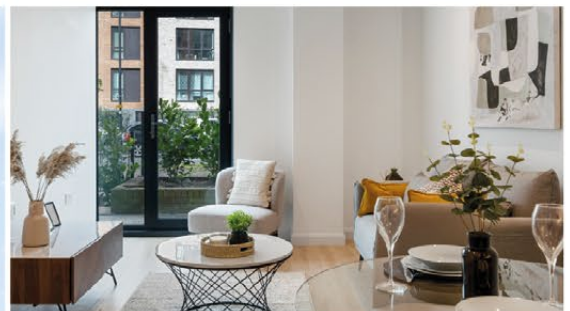


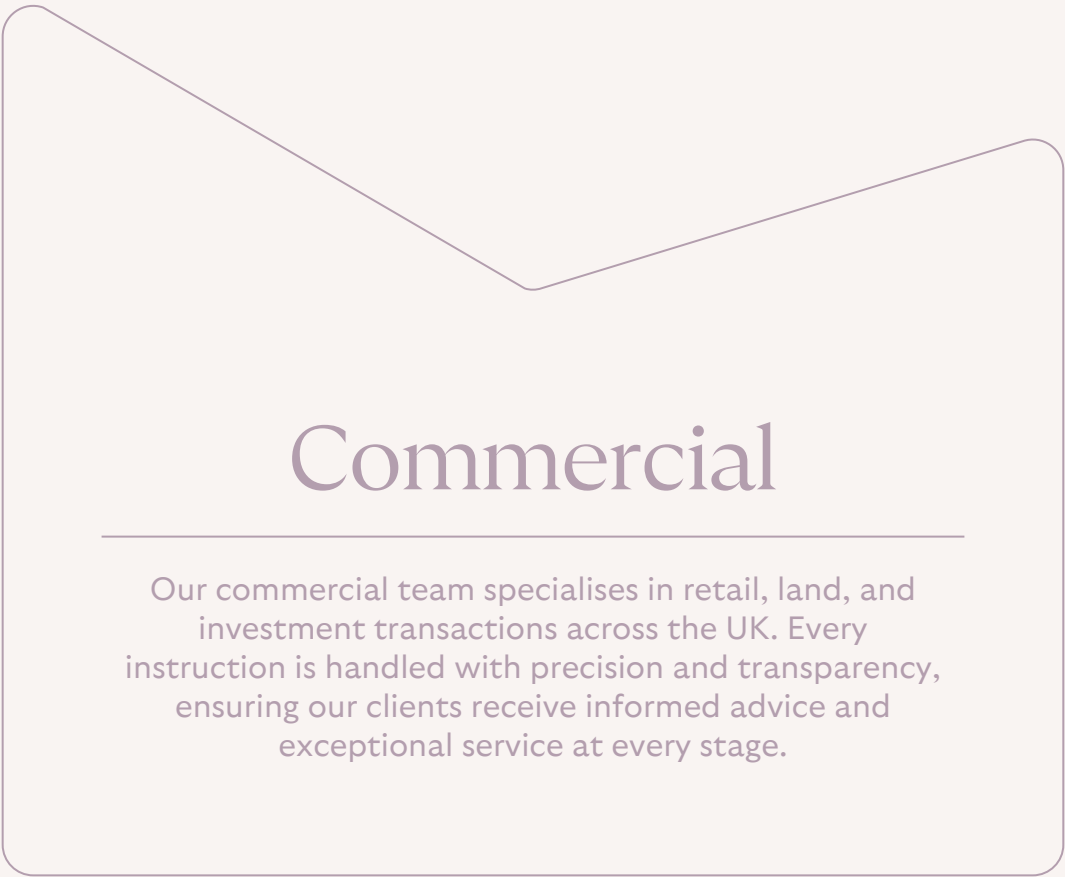
Bath Road, Slough, SL1 3UA

CHESTERFIELD HOUSE: 86 UNITS

- Bedrooms: Studio, 1 & 2
- Avg Studio: £1,200 PCM
- Avg 2 bed: £1,600 PCM

Chesterfield House undoubtedly set a new benchmark for luxury rental accommodation in Slough. It offers apartments to rent within a secure residential building, complete with concierge service. It has the added bonus of optional allocated parking.





Commercial

Our commercial team specialises in retail, land, and investment transactions across the UK. Every instruction is handled with precision and transparency, ensuring our clients receive informed advice and exceptional service at every stage.

Mi Commercial is driven by a clear mission: to modernise an industry we believe is overdue for change.

Why Choose Mi Commercial?

Our reputation has been built on trust, performance.

We place our clients at the heart of everything we do, taking the time to understand their objectives and deliver tailored solutions.

Our market knowledge, commercial insight, and proactive approach, together with continuous investment in our team, has allowed us to build long-standing, successful commercial partnerships that we are proud to maintain.

What to Expect from Us:

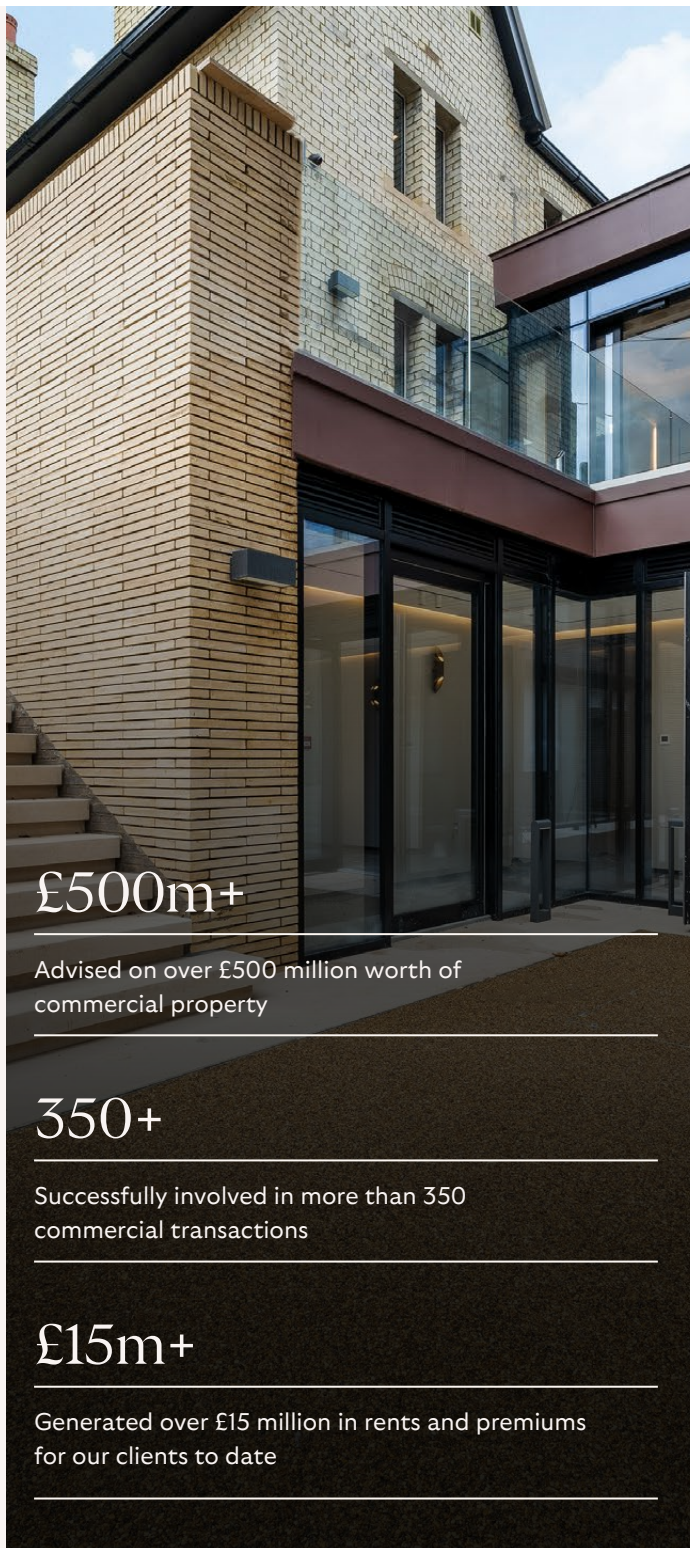
A MOTIVATED AND EXPERIENCED COMMERCIAL TEAM.

Our team brings energy, expertise, and accountability to every instruction, ensuring a proactive and responsive service from start to finish.

OUTSTANDING MARKETING STRATEGIES.

At Mi Commercial, we present every property in its best possible light. Professional photography, branded floor plans, and comprehensive descriptions come as standard. We also offer bespoke marketing solutions, including brochures, CGI, video content, and virtual tours.

Our listings benefit from maximum exposure across all major platforms, our own website, and targeted social media channels. We ensure your property reaches the best audience, in the right places.



£500m+

Advised on over £500 million worth of commercial property

350+

Successfully involved in more than 350 commercial transactions

£15m+

Generated over £15 million in rents and premiums for our clients to date

WHAT WE DO

We deliver a fresh, innovative approach to commercial property, underpinned by professionalism, efficiency, and absolute integrity.

ACQUISITIONS:

We secure both on and off-market investment opportunities on behalf of our clients, including freehold purchases and retail leasehold interests.

SALES:

Acting on behalf of commercial vendors, we manage disposals designed to release equity or facilitate strategic portfolio reallocation.

LEASING:

We market retail and commercial premises to let, whether via assignments or the grant of new leasehold interests.

RENT REVIEWS:

Our qualified team provides RICS-accredited rent review reports for landlords and tenants requiring professional support in rent negotiations.

OFF-MARKET OPPORTUNITIES:

We identify investment opportunities across the UK, including exclusive off market deals unavailable through traditional channels, allowing our clients a competitive advantage.

ASSET MANAGEMENT:

Our experienced asset management team advises on strategies to enhance value across individual assets and wider property portfolios.

VALUATIONS:

We deliver RICS-compliant valuation reports for refinancing, probate, and taxation purposes.

LAND

With development land in high demand, your site may be worth more than you expect. We act as land agents to achieve the best possible price, subject to planning or on an unconditional basis.

If you feel you may benefit from any of our commercial services, we'd love to help.

☎ 020 7323 9574

✉ hello@mi-commercial.co.uk

🌐 mi-commercial.co.uk

🏠 9 Onslow Parade, Hampden Square, Southgate, N14 5JN





Commercial Case Studies

Here we present a selection of our commercial property case studies, showcasing the breadth and variety of transactions we can deliver.

COMMERCIAL LEASING



Beak Street, W1

Assignment of lease with a current passing rent of £67,500 p.a.



Shaftesbury Avenue, W1

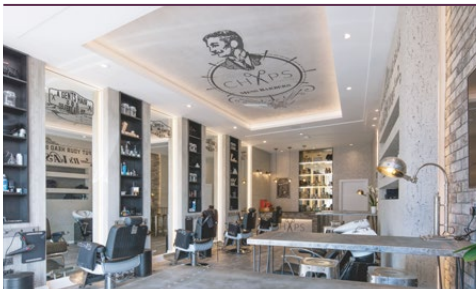
Assignment of lease with a current passing rent of £72,500 p.a.



Green Lanes, N13

A new 10 year lease secured with B&Q on behalf of clients at £150,000 p.a.

BUSINESSES SOLD



Onslow Parade, N14

A premium of £45,000 achieved



New Cavendish Street, W1

A premium of £65,000 achieved



Green Lanes N21

A premium of £60,000 achieved

FREEHOLDS SOLD



Western Circus, Acton, W3

A bulk purchase of 19 brand new leasehold apartments sold for £9m



London Road, SL3

Freehold building containing 31 apartments (11 sold off).
Sold for £4,850,000



Camden Road, N7

Freehold building containing 14 unmodernised apartments sold for
£3,700,000

FREEHOLDS ACQUIRED



St Albans Rd, WD24

A bulk purchase of 21 brand new leasehold apartments acquired for
£6,850,000



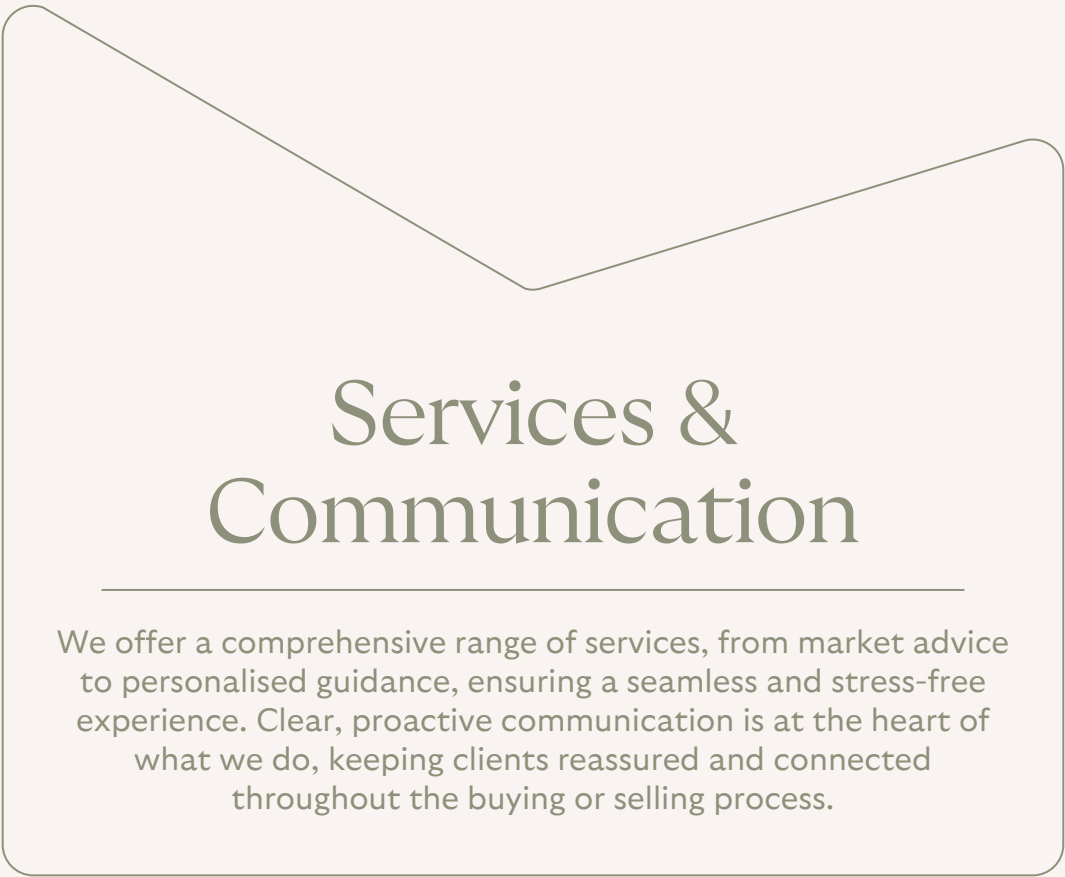
High Street, EN5

A freehold building with re-development potential acquired for £1,560,000



Lordship Lane, N22

A freehold building with rear land, enabling significant planning
uplift prospects acquired for £1,250,000



Services & Communication

We offer a comprehensive range of services, from market advice to personalised guidance, ensuring a seamless and stress-free experience. Clear, proactive communication is at the heart of what we do, keeping clients reassured and connected throughout the buying or selling process.

Save thousands off your purchase.
Found your perfect home, but unsure as to how to
approach the negotiation side of your purchase?

Leave it to the professionals.

We're not just here to help you for half of your moving process, we're here to help you through every step of the way.

Our Buyers Representation Service is designed to support you through the purchase of your next home, ensuring you make the most informed and financially sound decisions.

Here's how it works:

01.

TELL US ABOUT THE PROPERTY:

Found a property you're interested in? Let us know after your initial viewing. You should feel free to get in touch prior to this, so we can offer helpful advice and insider tips to guide your visit.

02.

BUDGET:

Let us know the maximum amount you're willing to pay. This allows us to build a strong negotiation strategy tailored to your goals.

03.

NEGOTIATION:

We can either negotiate directly with the selling agent on your behalf or, equip you with expert guidance so you can manage the conversation yourself. Whichever you prefer.

04.

SECURE YOUR NEW HOME:

Our aim is simple - to help you secure your new home at the best possible price. Enabling you to move forward and start creating lasting memories, often for less than you expected to pay.



"I can't thank the team at Mi Homes enough. They have saved my wife and me thousands on our first home. It is a service which should not be overlooked by anyone buying a property. They are professional negotiators and we have saved a huge amount as a result."

— MR & MRS VAZANIAS

Why let us negotiate on your behalf?

When it comes to buying a property, many people will only go through the process once or twice in their lifetime. Understandably, there will be limited experience with negotiation and knowing how to approach a purchase. It is therefore easy to make costly mistakes.

At Mi Homes we offer a proven and professional service designed to protect your interests and save you money.

Professional negotiators

Our team negotiate property deals every single day.

We're highly experienced and understand the nuances of effective negotiation. With us on your side, you benefit from the expertise that comes from handling hundreds of successful transactions.

No emotional attachment

Falling in love with a property can make it difficult to remain objective, often leading buyers to pay more than they should. As your representative, we act without emotional bias, treating the purchase as a business transaction to help you secure the property at the best possible price.

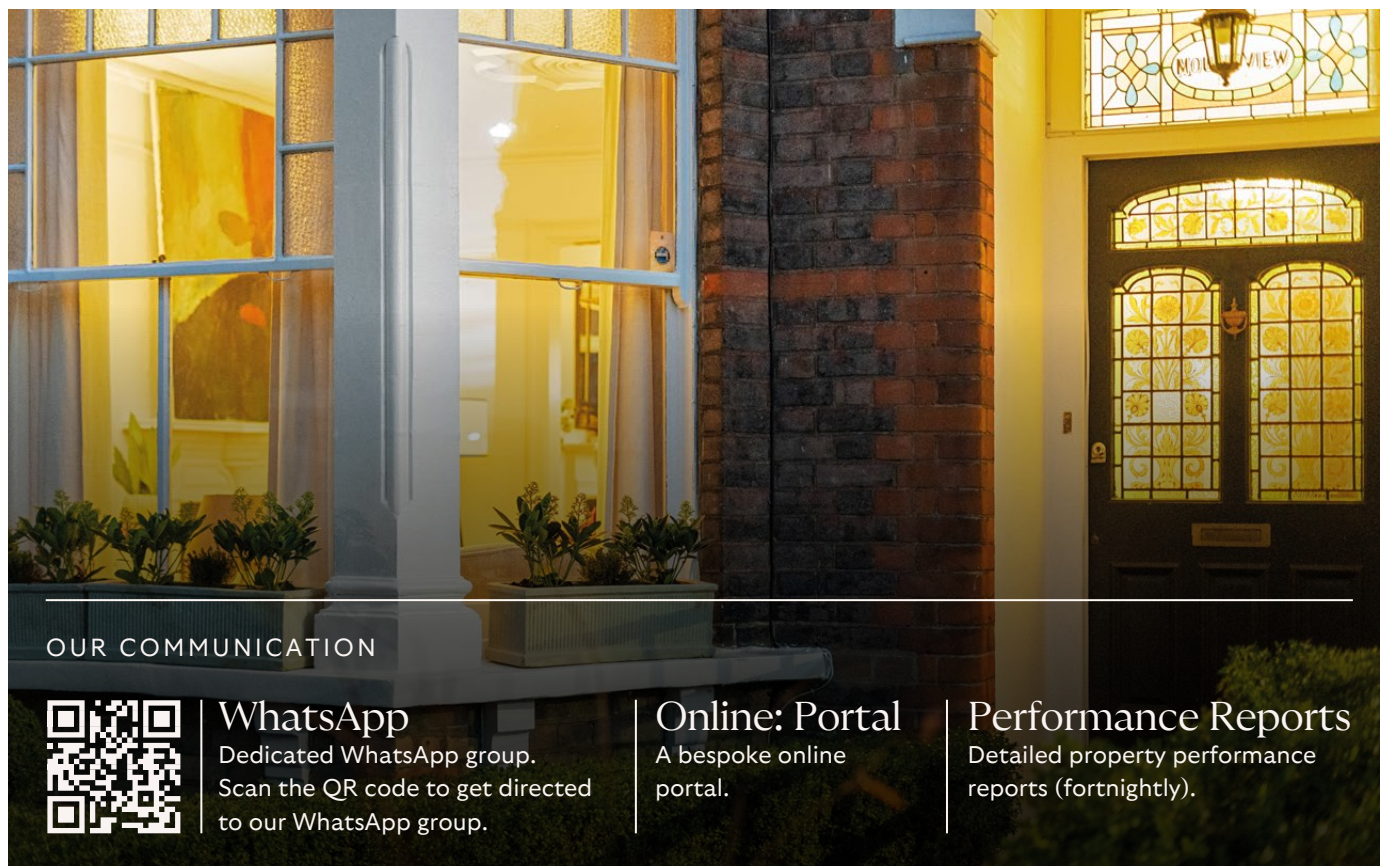
Proven track record

Based on the buying services we have carried out to date; we can guarantee to save you money. In fact, our fee is based entirely on what we save you from the asking price. If we don't save you money, you pay nothing. It is a truly risk-free service that keeps us fully motivated to achieve the best possible result.

Want to know more about buyers representation service?

☎
Call us on:
020 7323 9574

✉
Send an email to us at:
buyingrepresentation@mi-homes.co.uk



OUR COMMUNICATION

 WhatsApp Dedicated WhatsApp group. Scan the QR code to get directed to our WhatsApp group.	Online: Portal A bespoke online portal.	Performance Reports Detailed property performance reports (fortnightly).
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Let us find you the home of your dreams, without needing to compete with the open market.

Our Search and Secure service offers a truly proactive approach to finding your next home, allowing us to identify suitable properties for you rather than waiting for them to appear on the open market. By securing a home discreetly and entirely off market, you can avoid competing with other buyers and sidestep potential bidding wars, often saving thousands in the process. This tailored approach also reduces the stress traditionally associated with moving, as you won't need to worry about crowded viewings or who else might be interested in the property.

Beyond the search itself, we provide complete peace of mind by handling due diligence, negotiations, and ongoing monitoring to ensure your offer remains secure. Every step is managed with professionalism to protect your position, minimise risk, and help prevent you from being gazumped, keeping your purchase firmly on track and allowing you to move forward with confidence.

How it works:

YOUR SPECIFICATIONS:

You let us know the type of house you're hoping for, your budget, the areas you'd consider and specific roads you want us to actively target.

TAILORED CAMPAIGNS:

We create a bespoke on and offline marketing campaigns for your search. A tailored Facebook ad campaign will be created making local residents aware that we have individuals looking to buy in the area they currently live in, and if they've ever considered a stress-free approach to moving, to reach out to us. At the same time, we also send out targeted letters (up to 750) to homeowners who own houses which meet your specific requirements.

SECURE OFF-MARKET HOMES:

Whilst nothing is guaranteed, with our pro-active marketing methods, we hope that homeowners do make contact with us and afford us the opportunity to show you around their property, totally off market. Your chances of securing a new home will be much higher approaching your search in this way.

This service costs £1,000 +VAT upfront, which pays for the cost and time of the on and off line marketing material. You will also be charged 1.5% +VAT of the purchase price of the property. With this service, you're our client, not the seller (in most cases).



RECOMMENDED SOLICITORS



YVA House
YVASOLICITORS.COM

NORTH FINCHLEY OFFICE
811 High Road, North Finchley,
London N12 8JT

☎ 020 8445 9898
✉ info@yvasolicitors.com

MAYFAIR OFFICE
Sixth Floor, 16 Berkeley Street,
Mayfair, London W1J 8DZ



Spencer West
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Guidance & Advice

We are committed to supporting clients with expert knowledge and personalised recommendations. Here we lay out some clear, practical and impartial guidance for every stage of the property process, helping you to make informed decisions with confidence.

Choosing the right agent is the most important decision when selling your home.

It's your one chance to gain maximum value from what is likely your largest tax-free asset, so it's essential to get it right.

How much do they invest in marketing?

Strong marketing attracts stronger buyers. We invest over £950 per listing (depending on the property size) to present every home at its highest standard and generate maximum interest.

What % of asking price do they achieve?

The UK average is 96%. We consistently achieve over 100%, helping our clients secure the best possible outcome.

Focusing on the lowest agent fee can be a costly mistake. A low percentage of an asking price figure can indicate the agent has either overvalued to win your instruction, or lacks the strategy to achieve the best result.

What is their fall-through rate?

The national average is up to 35%. Ours is just 8%, thanks to careful buyer qualification and proactive sales progression.

A high fall through rate represents two things:

1. Buyers are not being properly qualified before offers are accepted.
 2. The agent's ability to progress a sale may be weak.
-

What are their contract terms?

Long tie-in periods often favour the agent. We offer full flexibility with no fixed term and just 14 days' notice. We believe a vendor should work with an agent because they want to, not because they have to.

Do they offer a price guarantee?

Our Price Promise links our fee to performance. If we don't achieve the agreed price, our fee adjusts accordingly.



"My experience working with Mi Homes has been nothing short of superb from the first meeting with Nick through to the rest of the Sales team. All did great work of driving both legal teams through to exchange of contracts."

— MR BUCK

01: Overpricing

It's only natural to want to achieve the highest possible price for your home. In reality, pricing too high from the outset can significantly hinder your sale.

Homes priced correctly, or even slightly below market value, attract more interest, create competition, and often sell for more.

Overpriced homes, however, sit on the market, go stale, and typically sell for less after reductions.

We strive to provide honest, data-led pricing to give your home the best start and strongest result.

02: Choosing the cheapest agent

Extensive market research shows that the average agent achieves around 96% of asking price, while top agents achieve 99–100%. That difference can mean tens of thousands lost.

A lower fee may seem appealing, but weaker results often make it the more expensive choice. We've all experienced the temptation to go with the cheaper option, only to regret it later.

We concentrate on maximising your final sale price because results and customer satisfaction matter more than fees.

03: Thinking homes sell themselves

Homes don't sell themselves, it's the right agent that makes the difference.

Irrespective of your views on estate agents, instructing the right agent brings immense value to your property sale.

From accurate pricing and standout marketing, continuous analysis of the market to avoid stagnation, through to skilled negotiation and proactive sales progression, every step impacts your final result.

At Mi Homes, we don't just list your property - we're here to maximise your result and make the journey as smooth as possible.

We focus relentlessly on achieving the best possible price, not just a quick sale. We know that when it comes to your biggest asset, results matter more than promises.



FOR SALE BOARD OR NO FOR SALE BOARD?

The Simple Answer is: 100% Yes!

While most buyers start their search online, a 'For Sale' board still plays a valuable role in attracting additional interest.

WHY IT WORKS:

- Captures buyers exploring the area in person
- Reaches you or your neighbours' friends, family, and word-of-mouth buyers
- Attracts opportunist buyers not actively searching online

A board increases exposure and ensures you're giving your sale every possible advantage.

COMMON CONCERNS:

Privacy or lack of passing traffic are understandable, but are they worth missing the right buyer? The main focus should be maximising awareness and giving your property every chance of success. At Mi Homes, we believe maximum exposure leads to the best result.



SOLE AGENCY

We believe the best results come from focus, trust, and a clear strategy which starts with just one agent.

Ask yourself, would you use two solicitors for the same job? Of course not. The same should apply to your estate agent. A sole agent provides a unified approach, stronger negotiation, and clear accountability.

Sole agency typically achieves higher prices and lower fall-through rates. In contrast, multiple listings of the same property can create confusion, weaken your position, and make a property appear harder to sell. When agents compete, the focus often shifts from achieving the best price to simply securing the deal.

We strive to deliver maximum exposure, expert negotiation, and a results-driven approach all focused on achieving the best outcome for you.





01. PREPARE YOUR HOME IN ADVANCE:

Before going to market, consider commissioning your own building survey. This allows you to identify and resolve any issues or repairs in advance. This can often mean avoiding last-minute surprises or renegotiations that could delay the process later on.



02. ORGANISE ESSENTIAL PAPERWORK:

Gather all relevant documents related to the property, such as title deeds, planning permissions, warranties, and certificates. Have these documents readily available and sent to your solicitor beforehand.



03. COLLABORATE WITH YOUR CONVEYANCER/SOLICITOR:

Engage an experienced and efficient conveyancer or solicitor who can guide you through the legal process. A proactive approach means draft contracts can be issued as soon as the sale is agreed, saving valuable time.



04. PRE-EMPTIVE PROPERTY SEARCHES:

Where possible, conduct necessary searches, such as land registry searches and local authority searches, in advance. This will help bypass the usual search delay (which in some cases have been up to 8 weeks) and identify any potential planning issues or anomalies that could delay the transaction later on.



05. BE RESPONSIVE AND AVAILABLE:

Speed matters. Promptly replying to enquiries from your estate agent, solicitor, or prospective buyers helps keep your sale moving forward. Delays in communication, even small ones, can cause unnecessary hold-ups.



06. PROVIDE ACCURATE DETAILS:

Ensure that all property details, including measurements, boundaries, fixtures, and fittings, are accurately listed in marketing materials and sales contracts. This will prevent delays and potential renegotiations later in the process.



07. PREPARE FOR THE PROPERTY SURVEY IN ADVANCE:

Take steps to address any known issues or defects before your property goes under offer. A proactive approach helps ensure the survey runs smoothly.



08. BE FLEXIBLE WITH VIEWING ARRANGEMENTS:

The more accessible your property is, the more interest it will generate. Wherever possible, accommodate viewing requests, even during evenings or weekends, to maximise opportunities and move your sale forward faster.



09. CONSIDER A CHAIN-FREE SALE:

If you're in a position to sell without being reliant on another purchase, a chain-free sale is highly attractive to buyers and significantly reduces the risk of delays, fall-throughs, or complications down the line.



10. LEASEHOLD SALE:

Leasehold properties often involve management companies or freeholders who may have additional requirements or queries. Be proactive and request a full management pack pre-launch, and respond to these queries to ensure you provide any requested information promptly to avoid delays.

Our aim is to showcase your property at its absolute best, capturing high-quality imagery and media that highlights its most appealing features.

The stronger the visual presentation, the greater the level of interest we generate. This will ultimately help to attract more enquiries and secure a buyer more quickly.

KITCHEN:

- Clear worktop of all non-essential items
- Remove fridge magnets
- Remove washing up liquids, tea towels, soaps & plugs
- Hide rubbish bins and pet food bowls
- Adding a bowl of fresh fruit or vase of flowers can do wonders to a counter-top

RECEPTION & DINING ROOM:

- Display as much floor space as possible
- Clear all children's toys, remotes and excess books
- Clean fireplaces, open blinds and plump cushions
- If you have an attractive looking fireplace, lighting it looks wonderful

BATHROOM:

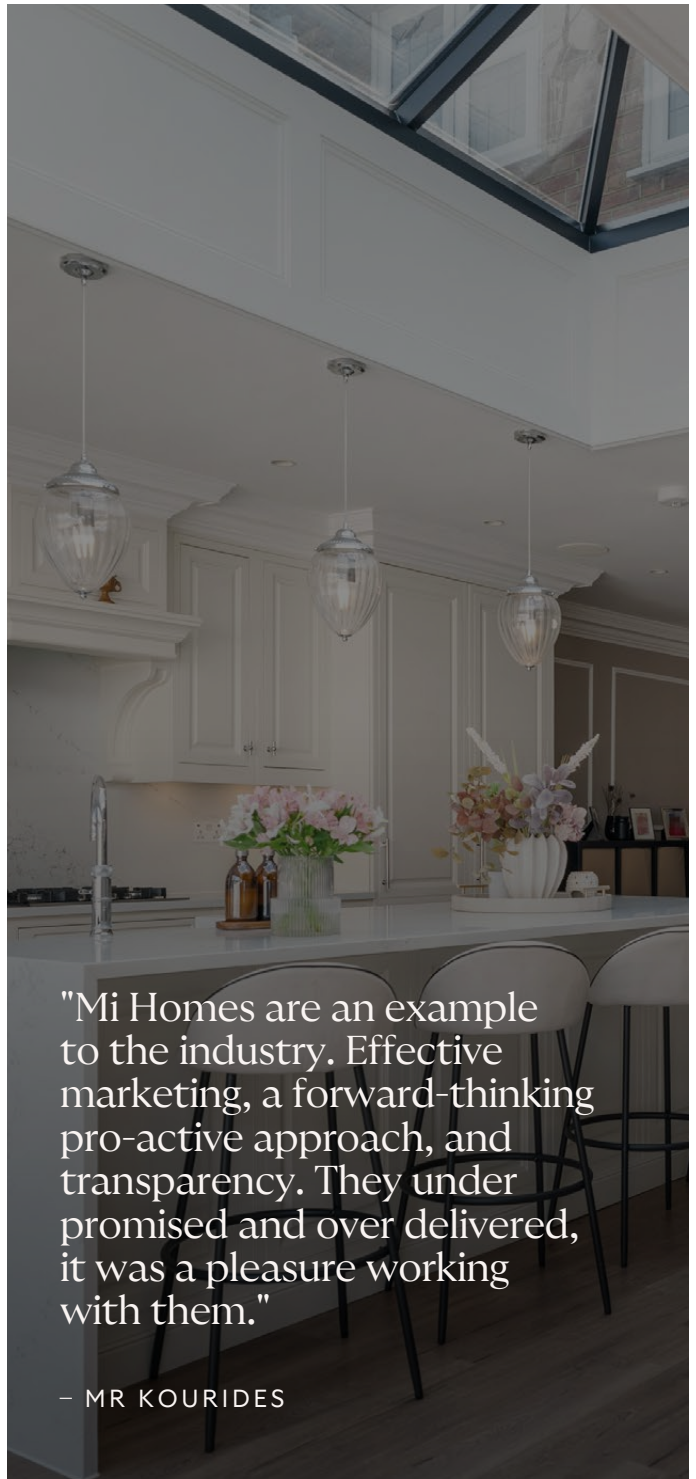
- Clear toothbrushes, soaps, razors and shampoos from showers and baths
- Remove bins, scales, bathmats and laundry baskets from view
- Keep towels to a minimum - well placed, colour matched towels are great
- Close the toilet lid, remove brush and any spare toilet rolls

BEDROOM:

- Clear all surfaces of clothes, shoes and laundry
- Remove tissues and jewellery from bedside tables
- Make sure you can't see anything under the bed
- Ensure the bed looks tidy, and use your best ironed linen

OUTSIDE SPACES:

- Remove all cars from driveway if you have any
- Move bins, garden hoses, toys, tools and bikes out of sight
- If you have hedges or trees, consider having them neatly trimmed
- Clean patios, mow grass and rake leaves



"Mi Homes are an example to the industry. Effective marketing, a forward-thinking pro-active approach, and transparency. They under promised and over delivered, it was a pleasure working with them."

– MR KOURIDES



‘Giving Back’ to Community

We place a lot of pride in showcasing and giving back to the areas and local communities we cover. We are committed to supporting local causes, alongside engaging with our local area, all whilst delivering exceptional service and results for clients.

GIVING BACK TO CHARITY

Thank you for taking the time to learn more about our property services. Whether you're buying, selling, letting, or renting, we're committed to delivering exceptional service and changing the perception of estate agency - one move at a time.

Mi Homes is exceptionally proud to support two incredible charities: Noah's Ark Children's Hospice and Dogs Trust.

The work carried out by Noah's Ark Children's Hospice speaks for itself, and we contribute by supporting them in many of their fundraising events.

As a passionate animal lover and dog owner, Mi Homes Director Nick Kyriacou, feels a deep personal connection to the mission of Dogs Trust. One of his greatest aspirations is to one day open an animal sanctuary, a lifelong dream that reflects our shared values of compassion and care.

We invite you to join us in supporting these wonderful organisations. Every donation makes a meaningful difference.

Please consider donating via the QR links below. Both the children and animals who benefit from these worthy causes will be truly grateful for your kindness.



NOAH'S ARK
children's hospice



DogsTrust

OUR MI STORY



Mi Homes is a property agency determined to do things differently. We pride ourselves on offering an unrivalled level of customer service, professionalism, and transparency in all our dealings.

Established in 2016, we have quickly grown to become the sought-after property agent in North London, our area radius covers Southgate, Barnet, Cockfosters, Hadley Wood, as well as the wider North London area and Greater London and Hertfordshire.

We operate differently, charge differently and perform differently.

Service Focused. Results Driven.

At Mi Homes Every Move Matters.

Now you have heard our story, let us help you create yours.

Nick Kyriacou,
Director

Mi Homes is delighted to announce our partnership with Insura Group, an FCA-regulated insurance brokerage.

Built on a shared commitment to exceptional service, this partnership is designed to make buying, selling, and the ownership experience simpler, smoother, and more efficient for our clients.

It's insurance redefined — with comprehensive, tailored solutions tailored including:



Buildings Insurance

As your trusted insurance broker, you can count on us to form comprehensive buildings insurance for all property types, from residential homes and commercial buildings, to industrial facilities and everything in between. Our policies are tailored to ensure precise coverage that reflects the true value and unique insurance requirements of each property. We're committed to delivering exceptional value, expert guidance, and outstanding service, so you can have complete confidence in your protection.



Business Insurance

We deliver comprehensive business insurance tailored to suit companies across all industries. Our policies are crafted to accurately reflect the specific risks and requirements of each business, ensuring robust and extensive coverage. This is to ensure our clients can focus on growing their business with complete peace of mind.



Contents Insurance

We're trusted and capable in forming business and home contents insurance cover. Whether it's protecting valuable equipment, stock, furnishings, or personal belongings, our cover is designed to accurately match your needs and offer thorough protection. We're committed to delivering exceptional value, precise coverage, and a level of service that ensures our clients always feel secure and supported.



Property Development Insurance

We work with a number of property developers, ensuring that they're covered from inception through to completion on their development projects. Development insurance is designed to protect residential and commercial property developers against unexpected risks that may arise during and after construction.

Talk to an agent today to see how
Insura Group can help you.

020 4546 7620
hello@insuragroup.co.uk



Contact:



020 7323 9574



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mihomespropertyagents

#everymovematters

We would love to help
you make your dream a
reality. Let's talk.