



Every Move Matters

Service Focused,
Results Driven.

Your Lettings &
Property Management
Specialists.

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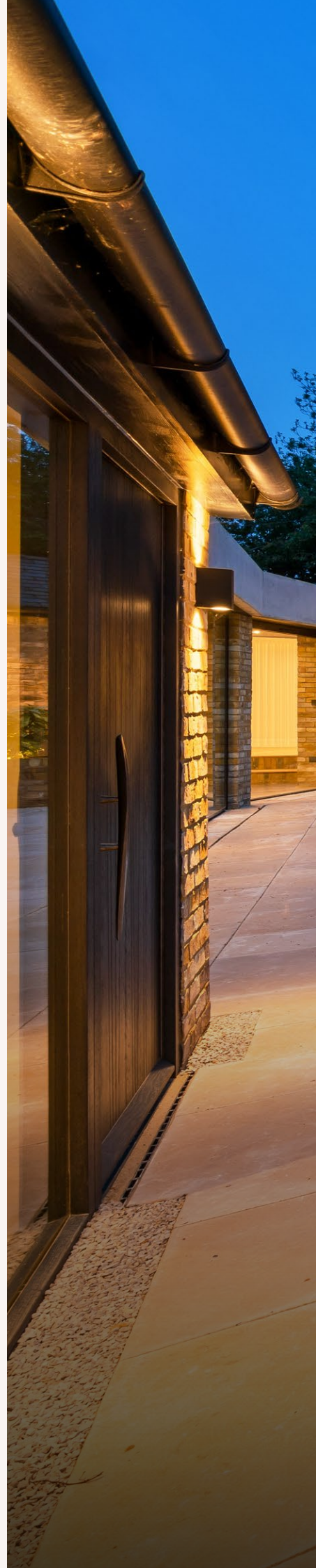




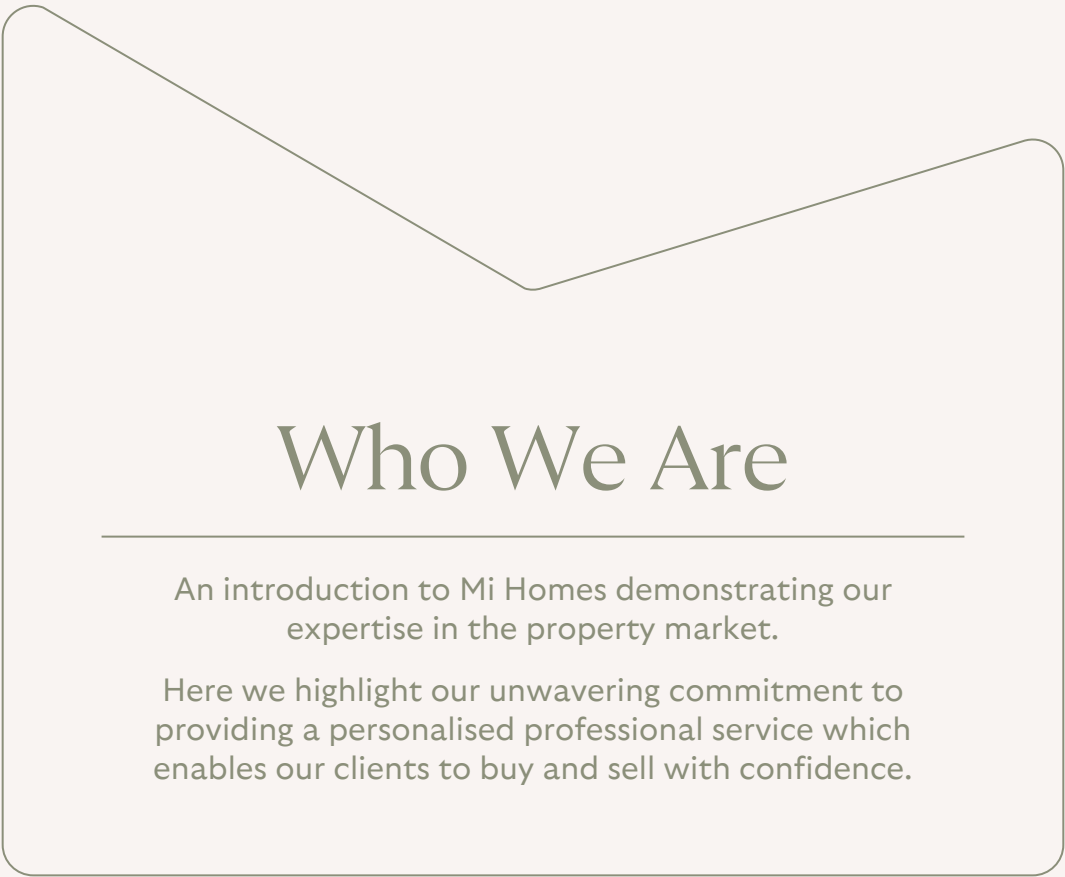


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MiHomes



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 property 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 and tenants, the quality of our

marketing, and our meticulous management of the sales and lettings process. All of which ensures a smooth, seamless experience for vendors, buyers, landlords and tenants.

Our dedicated team of property 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 and renting homes – we're here to help people realise their aspirations.

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

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

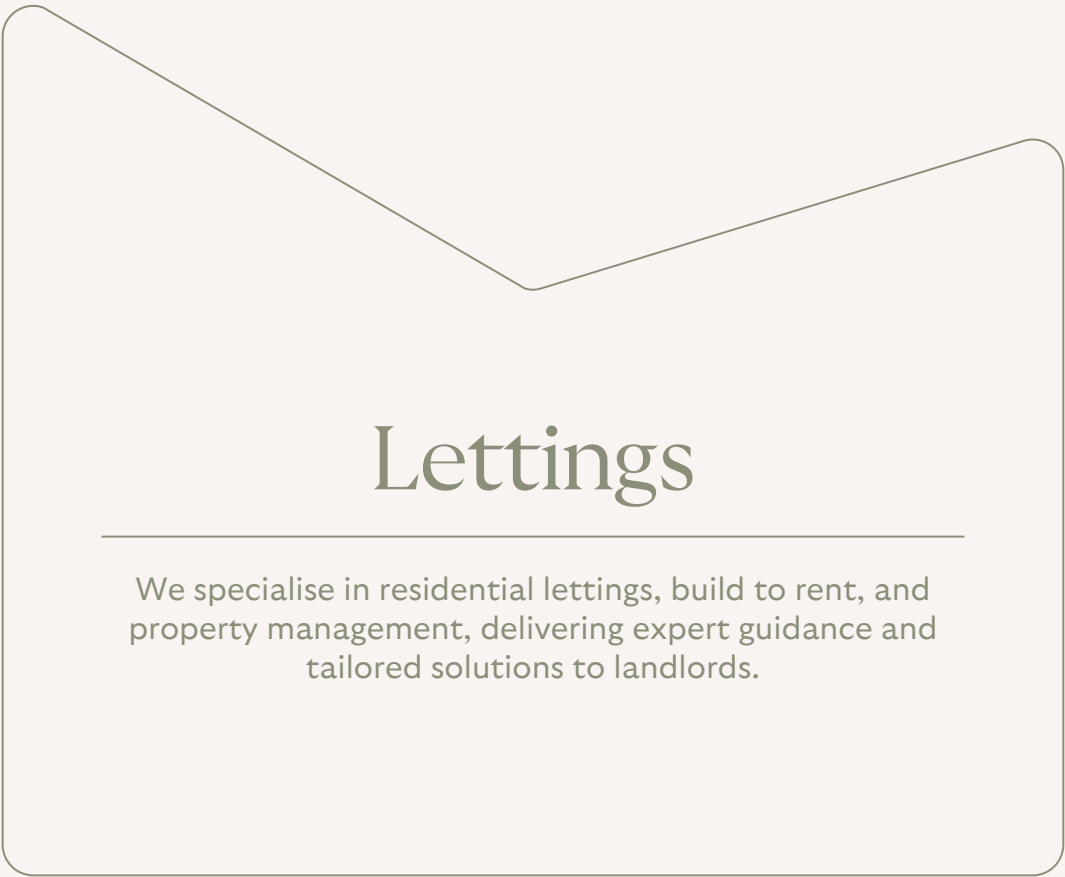
- A reputation built on repeat business and referrals
 - 4.9 rating from Google reviews
 - A curated database of high-quality buyers and tenants
 - Expert negotiators trained to achieve your property's maximum value
 - Comprehensive, high-impact marketing strategies
-

“The whole team at Mi homes have made becoming first time landlords a completely stress free process.

From marketing the property, organising viewings and securing tenants with a quick turnaround, we have complete confidence in them to manage our property. The whole team guided us through the whole process and their communication is excellent, keeping us informed and updated throughout. Would highly recommend!”

– MICHAEL



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



Whether you're letting your property short or long term, there are several important steps to consider.

We've created a proven process to market your property effectively, secure tenants quickly, and manage everything professionally from start to finish.

We follow these steps below which allow us to offer you the best possible service and make sure the process is as smooth as possible for both you and the tenant(s).

What level of service do you require?

We know every landlord is different, so we offer flexible services tailored to every landlord.

No two lets are the same, and we target our bespoke services accordingly.

LET ONLY SERVICE

Ideal for hands-on landlords. We market the property, secure a tenant, and arrange key handover.

FULLY MANAGED SERVICE

Our most popular option, where we handle the entire lettings and management process, including:

- Rent collection
- Tenant communication
- Quarterly inspections
- Managing maintenance and queries
- Ensuring legal compliance throughout the tenancy

With our valuable tenancy management service, this has become an increasingly popular option being chosen by our clients, who we can proudly say, stay loyal to us year upon year.



① Agree business terms and conditions

Once instructed, our terms of business are sent electronically for signature.

If Mi Homes haven't been chosen, we would wish them all the best and always keep our doors open should they ever need any advice at any stage of the process, or of course, change their mind and instruct us to assist.

① Preparing your property to let

We arrange a property visit to discuss pricing, marketing strategy, presentation, and the type of tenant you are looking for. We'll also provide guidance on how best to display the property, and expected timescales.

① Marketing the property

We take immense pride in the way we market our clients' properties, as we believe it is a key factor in generating a high level of interest and being able to stand out in what is a very competitive market.

As standard, we offer professional photography, branded floorplans, and targeted marketing to maximise exposure.

Your property will be advertised across major portals including Rightmove, Zoopla, On The Market, our website, and social media channels. This ensures maximum exposure for our clients in all the right places, together with the reputable tenant database we have built to leverage from.

① Conduct viewings

Our experienced lettings team conduct all viewings, qualify applicants, and negotiate the best possible offer on your behalf.

① Agreement and referencing

Once an offer is agreed, we would carry out comprehensive referencing, both in-house and through a third-party provider, to ensure suitable tenants are selected.

Then we offer the option to organise a convenient time for the landlord to meet (if requested by either party) the prospective tenant(s) at our office.





① Documentation required prior to the tenancy

Before the tenancy begins, we ensure all required documentation is provided, including:

- Gas Safety Certificate (if applicable)
- Electrical Safety Certificate (EICR)
- How to Rent Guide
- Energy Performance Certificate (EPC)

We also ensure that the tenant(s) sign a disclosure to confirm they have received the above documentation prior to the tenancy for the purposes of clarity.

① Inventory

We feel it is always best practice for both landlord and tenant to have an inventory report on file to refer to at the end of the tenancy.

An independent inventory report is completed before move-in, carried out by a third party company, including photographs and meter readings, helping protect both landlord and tenant throughout the tenancy.

① Completion and handover of keys

Once everything is complete, we arrange key handover with the tenant, congratulate them on their new home, and confirm completion with the landlord.



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."

★★★★★

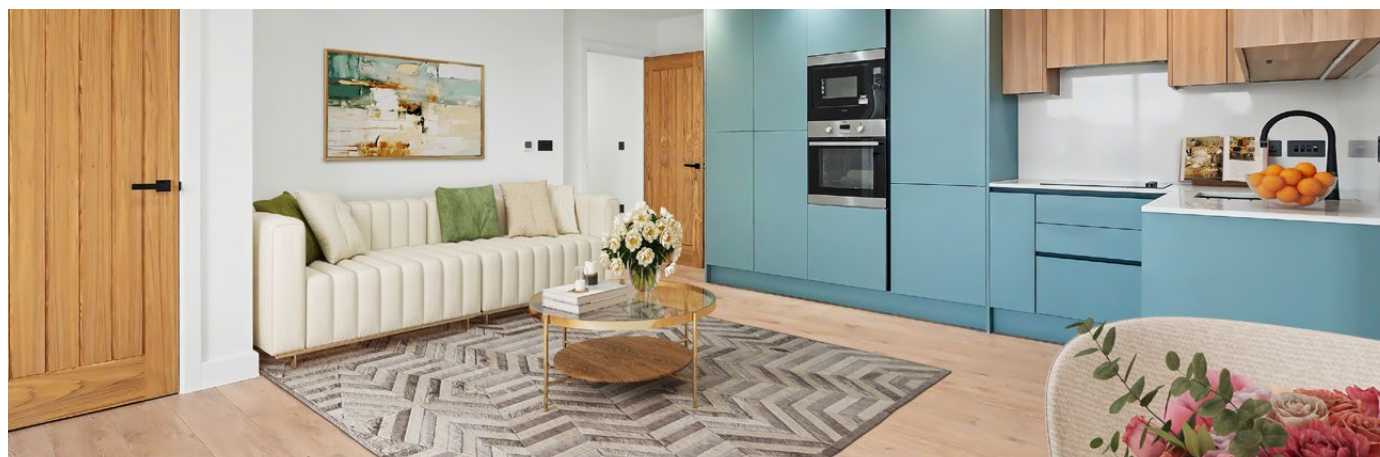
- LANDLORD, N12

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.



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.



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.



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.





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.

DISPLAY BOARD OR NO DISPLAY BOARD?

The Simple Answer is: 100% Yes!

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

WHY IT WORKS:

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

A board increases exposure and ensures you're giving your let 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 let. When agents compete, the focus often shifts from achieving the best price to simply securing the deal.

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





‘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
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Contact:



020 7323 9574



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mihomespropertyagents

#everymovematters

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