



# Ripplevale Grove

Barnsbury, N1

Asking Price £3,800,000

An exquisite Grade II listed Georgian double fronted family home, which has been refurbished to an exacting standard, retaining many of the period features and with a stunning 104ft X 32ft rear garden.



# Ripplevale Grove

Barnsbury, N1

- Grade II listed Georgian double fronted detached house
- Beautifully restored with the highest quality fittings
- Immaculate landscaped rear garden
- Set within the Barnsbury Conservation area
- Superb access to Angel & Kings Cross/ St Pancras International



The home has been beautifully restored by the current owners with an exacting eye for design and attention to detail. There is flexible living space on the ground floor with both an elegant drawing room with wonderful views of the garden and an additional reception room that is utilised as a large home office. The fully integrated country style kitchen has been designed by the current owners and has a further reception space currently utilised as a dining room. Beyond the kitchen the utility room opens out to a large paved patio and beautifully landscaped garden, which together extend to 104ft with side access. The bathroom on the ground floor has a roll top bath and stylish tiling. There is ample utility space and the cellar and loft provide excellent storage. The upper floor is home to the main bedroom with en-suite bathroom and walk-in wardrobe/dressing room. There are two further excellent sized double bedrooms with storage. Two bedrooms offer air conditioning too. It should be noted there is additional space within cellar and loft. The garden is an absolute joy to behold, extending to 104ft, affording supreme peace and tranquillity in an idyllic location, retaining fantastic links to Upper Street and the international transport hub that is Kings Cross/ St Pancras International. The property affords superb access to the transport at Highbury & Islington Station (National Rail & Victoria Line) providing excellent links around London; the London Overground with Caledonian Road and Barnsbury Station; and Caledonian Road Station (Piccadilly Line) with trains through the West End out to Heathrow. The buzz of Upper Street is only a short walk away. The celebrated gastropubs the Duchess of Kent, the Albion and the Drapers Arms can be found locally within Barnsbury, and the incredibly popular restaurant/café Sunday is situated just up the road. Supermarkets Waitrose and Sainsbury's are located at the Southern end of Liverpool Road, close to Angel. The Kings Cross regeneration/ development which includes a raft of boutique shops & restaurants at Coal Drops Yard & Granary Square is within close proximity.

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**Tenure:**Freehold

**Local Authority:** Islington Council

**Council Tax Band:** G

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### *Chestertons Islington Sales*

327-329 Upper Street

Islington

London

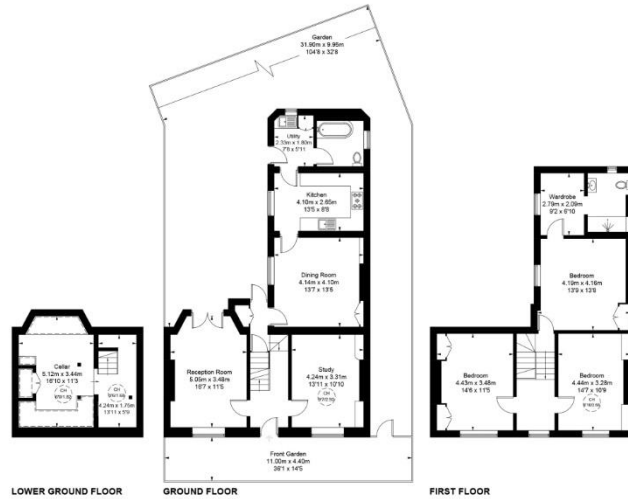
N1 2XQ

islington@chestertons.co.uk

020 7359 9777

chestertons.co.uk

**RIPPLEVALE GROVE, N1**



APPROXIMATE GROSS INTERNAL AREA  
 LOWER GROUND FLOOR = 191 SQ FT / 17.7 SQ M  
 (EXCLUDING REDUCED HEADROOM)  
 GROUND FLOOR = 898 SQ FT / 83.4 SQ M  
 FIRST FLOOR = 750 SQ FT / 69.7 SQ M  
 REDUCED HEADROOM = 56 SQ FT / 5.2 SQ M  
 TOTAL = 1895 SQ FT / 176.0 SQ M

THIS PLAN IS FOR LAYOUT GUIDANCE ONLY. NOT DRAWN TO SCALE UNLESS STATED. WINDOWS AND DOOR OPENINGS ARE APPROXIMATE. WHILST EVERY CARE IS TAKEN IN THE PREPARATION OF THIS PLAN, PLEASE CHECK ALL DIMENSIONS, SHAPES AND COMPASS BEARINGS BEFORE MAKING ANY DECISIONS RELIANT UPON THEM. (ID1041208)