



Ripplevale Grove, Islington, London **NI**

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This beautiful four-storey terraced house, located in the sought-after Barnsbury Conservation Area, offers an impressive 1,800 sq ft of living space. Ripplevale Grove is a quiet tree-lined street that offers a tranquil escape allowing potential purchasers to enjoy an unrivalled peaceful neighbourhood.

The lower ground floor features a spacious kitchen/dining area complete with a charming fireplace. This area leads to a conservatory that opens onto a mature, secluded garden over 30 ft in length. Ample storage is available with a front vault and additional cupboards adjacent to the conservatory.



Guide price: £2,750,000

Tenure: Available freehold

Local authority: London Borough of Islington

Council tax band: G



The raised ground floor boasts a double reception room with high ceilings, elegant sash windows, and a fireplace, providing a stunning view of the garden. A convenient W.C. is also located on this floor.

The first floor comprises two bedrooms and a family bathroom. The principal bedroom benefits from fitted wardrobes, offering plenty of storage space.

The top floor hosts another spacious double bedroom with fitted cupboards and access to an en suite shower room.

This property combines classic charm with modern amenities, making it a perfect family home in one of Islington's most desirable locations.



Location

The property boasts an excellent location, offering the best of Kings Cross and Islington. Right on your doorstep, you'll find a variety of charming local spots like The Albion, The Drapers Arms, The Pig and Butcher, Sunday, and The Tamil Prince. Upper Street, Granary Square, and Coal Drops Yard are just moments away, featuring an array of boutique shops, delicatessens, bars, and restaurants.

This bright and airy home is also conveniently close to Angel tube station, with access to the Northern Line. King's Cross/St Pancras is nearby, providing connections to the Circle Line, Hammersmith & City, Metropolitan, Piccadilly, and Victoria Lines, as well as St Pancras International and National Rail services. Additionally, Caledonian Road & Barnsbury Station and Highbury & Islington Station are just moments away, offering access to London Overground and the Victoria Line.







This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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I would be delighted to tell you more

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Approx Gross Internal Area 1800 Sq Ft - 167.22 Sq M
(Excluding Store & Vault)
Approx. Floor Area Including Restricted Heights 1900 Sq Ft - 176.51 Sq M
(Including Store)
(Excluding Vault)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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