



RIPPLEVALE GROVE
N1



TIMELESS CHARACTER ENHANCED BY MODERN COMFORTS

This beautifully restored period residence harmoniously combines timeless character with modern sophistication. Every detail has been carefully considered, creating a home that is elegant and practical.



Local Authority: London Borough of Islington

Council Tax band: G

Tenure: Freehold

Asking price: £3,500,000



PERIOD CHARM WITH MODERN CHEF'S KITCHEN

Entering through the main doorway, you're immediately greeted by classic period charm with high ceilings, decorative cornicing, dado rails, bespoke walnut cabinetry, and two ornamental fireplaces, all complemented by a refined heritage colour scheme.

Alternatively, arrival via the lower ground entrance unveils an impressive sense of depth and light, with a clear line of sight stretching approximately 20 metres towards the landscaped rear garden. This level offers a blend of contemporary architecture and comfort featuring a bespoke chef's kitchen with fluted marble splashbacks, crafted timber battens framing a snug, polished concrete flooring, and subtle mid-century and Scandinavian design influences.





LUXURY HOME WITH DESIGNER APPLIANCES

Throughout the property, attention to quality is evident in the selection of premium fittings and appliances, including brands such as Wolf, Sub-Zero, Gaggenau, Miele, ZipTap, Toto, Duravit, Domus, Bowers & Wilkins, Rothschild & Bickers, Eichholtz, and Michael Anastassiades.



SPACIOUS HOME WITH LUXURY DETAILS

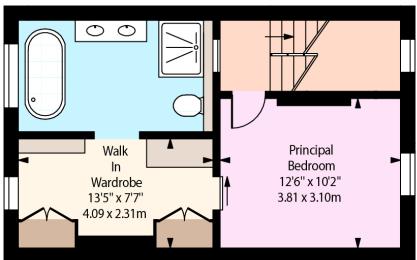
Occupying the entire first floor, the principal suite serves as a private retreat, complete with an air-conditioned bedroom, luxurious bathroom, and generous dressing area with an original fireplace. The second floor provides two further bedrooms (one currently arranged as a home office with a concealed single drop-down bed) and a stylish shower room. A spacious loft, accessed via a pull-down ladder, provides excellent storage and offers potential for future conversion, subject to the usual permissions.

Throughout the property, attention to quality is evident in the selection of premium fittings and appliances, including brands such as Wolf, Sub-Zero, Gaggenau, Miele, ZipTap, Toto, Duravit, Domus, Bowers & Wilkins, Rothschild & Bickers, Eichholtz, and Michael Anastassiades.



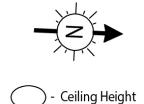




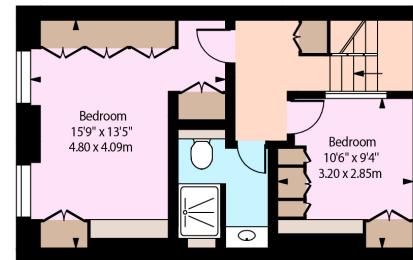


First Floor

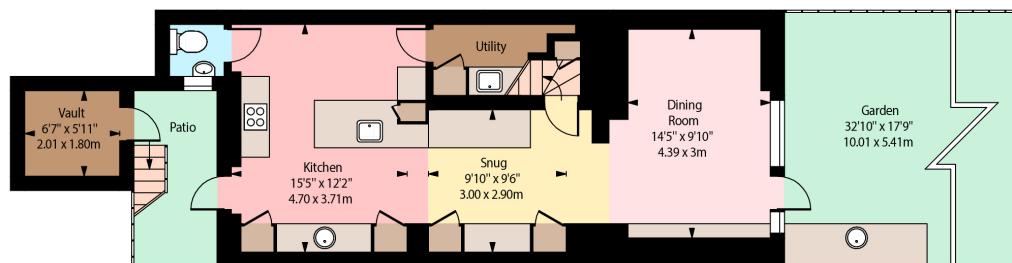
Ripplevale Grove, N1



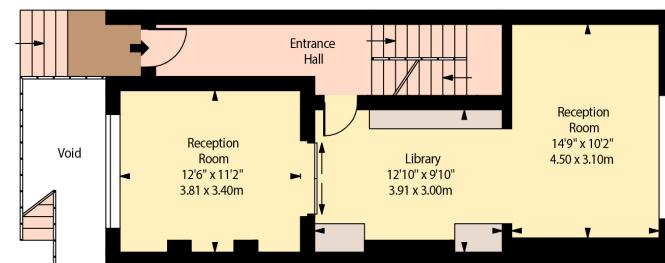
○ - Ceiling Height



Second Floor



Lower Ground Floor



Ground Floor

Approx Gross Internal Area 2013 Sq Ft - 187.00 Sq M
(Excluding Vault)

For Illustration Purposes Only - Not To Scale

Approximate Gross Internal Area = 187 sq m / 2,013 sq ft

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. (ID767266)



We would be delighted
to tell you more.

Sebastian Toy
+44 7890 304 357
sebastian.toy@knightfrank.com

Knight Frank Islington
321-322 Upper Street
London N1 2XQ

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>.

Particulars dated May 2024. Photographs and videos dated March 2024. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.