



## 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.

			EPC
3	2	3	TBC
			

Local Authority: London Borough of Islington

Council Tax band: G

Tenure: Freehold

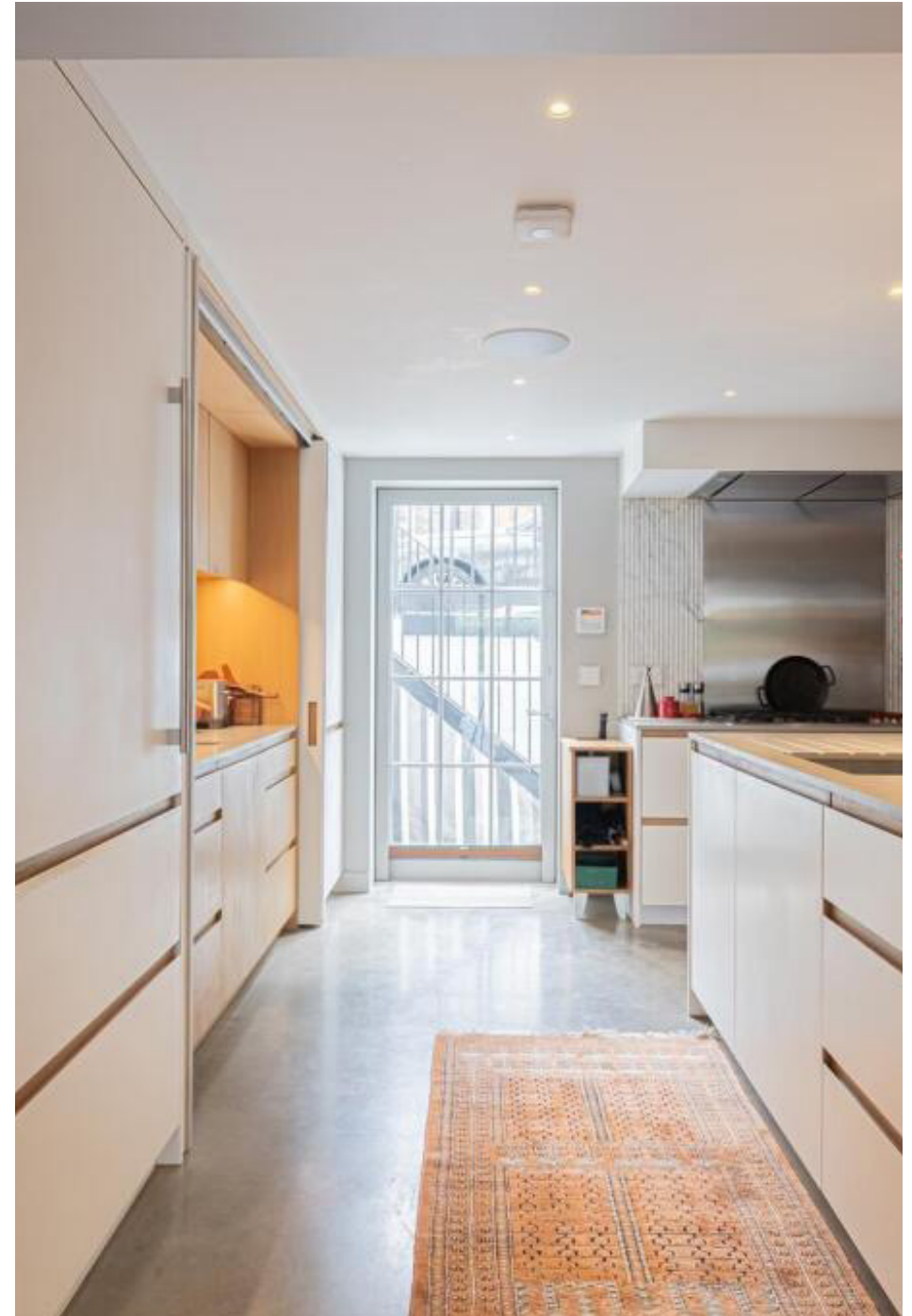
Asking price: £3,500,000



## 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.

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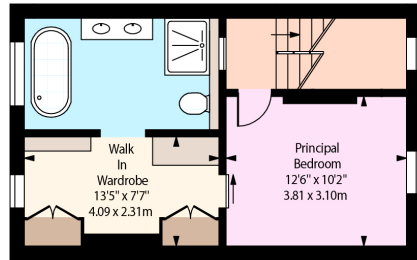






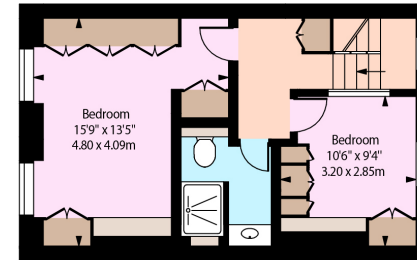
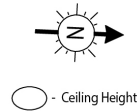




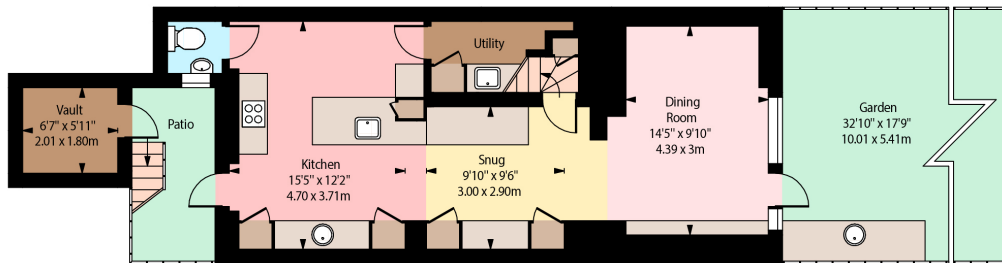


First Floor

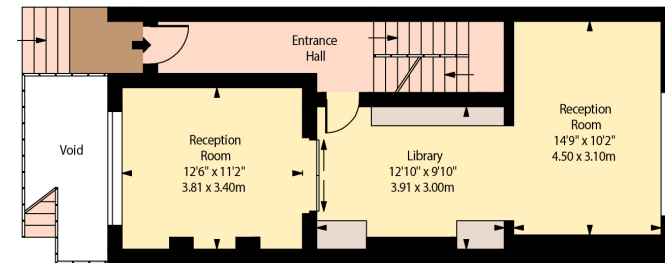
Ripplevale Grove, N1



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.

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