



# Ripplevale Grove

Barnsbury, N1

Asking Price £3,400,000

A stunning, architecturally designed house set within the sought-after Barnsbury Conservation Area, located on the picturesque Ripplevale Grove, and spanning in excess of 2000 square feet. This exceptional property blends period charm with contemporary sophistication, offering a truly unique living experience.

**CHESTERTONS**



# Ripplevale Grove

## Barnsbury, N1

- Barnsbury Conservation Area
- Four Storey
- Three Bedrooms
- Two Bathrooms
- Three Reception Rooms
- Architecturally Designed
- Manicure Garden with Outdoor Kitchen



You enter the house on the raised ground floor, where you're immediately greeted by three gorgeous reception/sitting rooms, boasting intricate period details such as ornate corning, sash windows with original shutters, beautiful fireplaces, ceiling roses, built-in cabinetry, and hardwood flooring. These spaces offer an abundance of character, perfect for both formal entertaining and relaxed family living. Descending to the lower ground floor, you'll find a phenomenal open-plan kitchen, an inviting sitting room/study, and a spacious dining room, all leading out to a lush garden oasis with its own outdoor kitchen — ideal for alfresco dining and entertaining. The lower ground also offers a utility room, a guest cloakroom, a separate access via the front patio, and a vaulted boiler room, ensuring both comfort and practicality. The house offers three well-appointed bedrooms and two bathrooms. The principal suite, located on the first floor, is an impressive and peaceful retreat. It features a well-proportioned bedroom at the rear, leading into a luxurious dressing room via sliding doors, and a large five-piece en-suite bathroom. The top floor offers two further bedrooms, including a generously sized double room to the front with ample built-in wardrobes, and a rear study with a Murphy bed, with a contemporary shower room situated between the two rooms. Additional highlights include underfloor heating from the lower ground to the first floor, integrated surround sound speakers throughout the property, and smart lighting, adding to the modern convenience and luxurious feel of this exceptional home. This house truly must be seen to be appreciated, offering a perfect balance of historic grandeur and modern luxury. Ripplevale Grove is a tranquil and charming street located within the desirable Barnsbury Conservation Area, renowned for its picturesque Georgian architecture and serene atmosphere. The area boasts a delightful mix of quiet residential streets and vibrant local culture, with a range of independent shops, cafes, and restaurants just a stone's throw away. The renowned Exmouth Market, with its selection of artisan eateries, bars, and boutiques, is within close proximity, making this an ideal location for those who appreciate a lively yet peaceful neighborhood. For everyday convenience, there are several local supermarkets, pharmacies, and fitness centers within easy reach, as well as beautiful green spaces such as Barnard Park, perfect for outdoor activities or a relaxing afternoon. Barnsbury offers excellent transport links for those commuting into central London or beyond.

**Tenure:** Freehold  
**Local Authority:** Islington  
**Council Tax Band:** G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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# RIPPLEVALE GROVE, N1

APPROXIMATE GROSS INTERNAL AREA

LOWER GROUND FLOOR = 604 SQ FT / 56.1 SQ M

RAISED GROUND FLOOR (EXCLUDING REDUCED HEADROOM) = 571 SQ FT / 53.0 SQ M

FIRST FLOOR = 413 SQ FT / 38.4 SQ M

SECOND FLOOR = 413 SQ FT / 38.4 SQ M

REDUCED HEADROOM = 9 SQ FT / 0.8 SQ M

SERVICE ROOM (INCLUDING REDUCED HEADROOM) = 31 SQ FT / 2.9 SQ M

TOTAL = 2041 SQ FT / 189.6 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. (ID1279271)

