



LOVELY THREE BEDROOM UPPER MAISONETTE ARRANGED OVER THE TOP TWO FLOORS OF A CHARMING DOUBLE FRONTED HOUSE.

RIPPLEVALE GROVE, LONDON, N1 1HT

Guide Price £1,150,000 - Leasehold



THIS PROPERTY HAS BEEN BEAUTIFULLY RENOVATED BY THE CURRENT OWNERS.

24' reception room • fitted kitchen • 3 double bedrooms • en suite bathroom • shower room • lateral conversion • beautifully finished • long leasehold (966 years remaining) • sought after street in Barnsbury • excellent natural light

Location

Ripplevale Grove is one of the most sought after roads in the heart of Barnsbury, a most desirable residential area in Islington. It is particularly peaceful, being a one-way no through road backing onto a square of gardens and very well positioned for easy access to all the facilities in Angel and on Islington's vibrant Upper Street. The international hub at King's Cross St Pancras along with all the new amenities of the recent regeneration is a short distance away (1 mile), along with the overland station at Caledonian Road & Barnsbury (0.3 miles). Furthermore, transport links at Angel (Northern Line) and Highbury & Islington Station (Victoria Line/Overland/British Rail) are both within easy reach.

Description

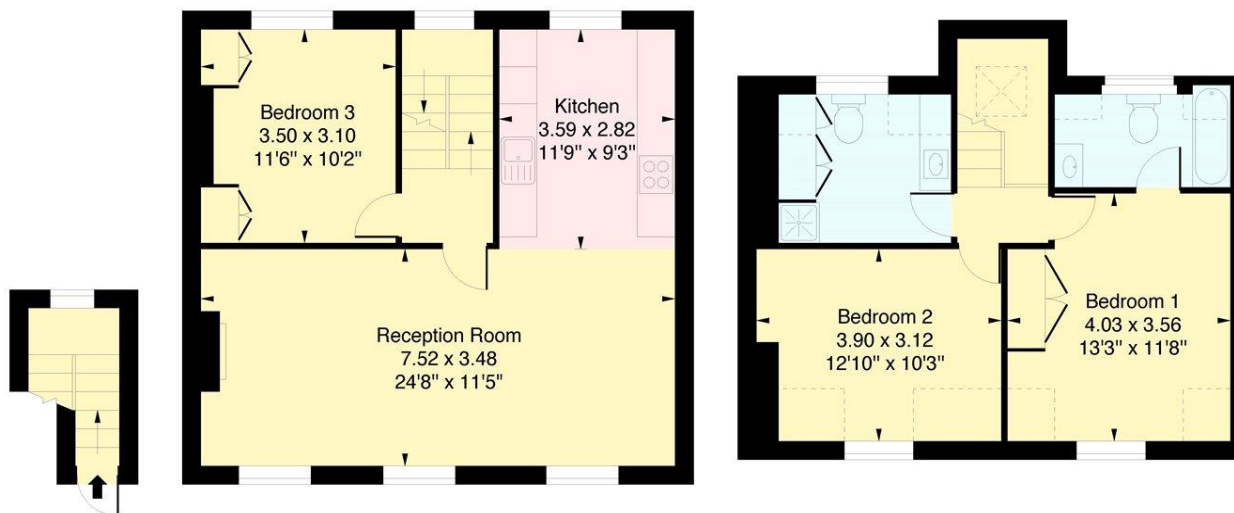
This property is arranged over the top two floors of a charming double fronted house making it a very rare find indeed. On the first floor there is a large reception room to the front aspect, which is extremely light benefitting from three large windows. Period features remain and include an original fireplace and mouldings. The kitchen is to the rear and arranged in semi-open plan configuration. It is finished with stylish light grey kitchen units, light granite work surfaces and gorgeous glass tiled splashback on both sides. The third bedroom is also on this level complete with fitted wardrobes to both alcoves. Stairs lead to the second floor bedroom level. The larger bedroom benefits from an en suite bathroom and built-in wardrobes. There is also a second double bedroom and beautifully appointed family shower room.

The whole property has been renovated to the highest specification by the current owners. It is offered with a very long leasehold (966 years remaining), is located on a wonderful Barnsbury Street and is a property any owner would be proud to call home.



Ripplevale Grove, N1

Approximate Gross Internal Area = 1074 sq ft / 99.77 sqm



Measured in accordance with RICS guidelines.
This floor plan is for illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC