



NATHAN K
REAL ESTATE
#NO1PROPERTYFINDER



34 Ripplevale Grove, London, N1 1HT

Guide price £3,500,000



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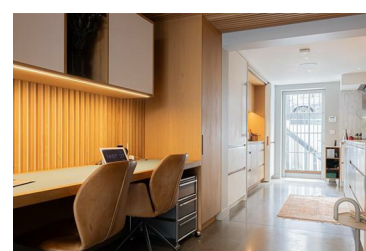
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In an elegant oasis between Islington's Upper Street and King's Cross, lies this thoughtfully updated and impeccably refurbished period home, blending original features with contemporary style. Upon entering through the main entrance, you are welcomed into historical charm and character: high ceilings, cornicing, dado rails, bespoke walnut joinery, a heritage colour palette, and two decorative fireplaces. If you choose to enter via the lower ground floor entrance, your eye travels 20 metres in a direct line of sight to the back of the landscaped garden, inspiring endless indoor-outdoor entertaining possibilities, while taking in sleek and simple modern architectural features: a custom designed chef's kitchen, fluted marble backsplashes, bespoke timber battens defining a snug, polished concrete floor, mid-century modern accents, and a Scandinavian inspired colour palette. The primary bedroom suite occupies the entire first floor, offering a spacious and private retreat with an air conditioned sleeping area, a luxury bathroom, and large dressing room with period fireplace. The second floor has two further bedrooms (one currently used as a home office with a single dropdown bed) and a shower room. Above that, a large loft accessed by a pulldown ladder offers a great deal of storage space which could be a

- Overseen by local Islington architect, Brian O'Tuama
- Entry phone system
- Landscaped Garden
- Crestron/Lutron automation, AV & lighting with Cat-6 cabling
- Utility Room
- Underfloor heating
- Air conditioning in principle bedroom
- High end appliances throughout
- Over 2000 Sq-Ft



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