

AUCOOT



ADDRESS

Ripplevale Grove, Barnsbury, London N1

PRICE

£2,500,000

ARCHITECT

Lia Kiladis & Christine Ilex Beinemeier

INFORMATION

Set behind a wrought-iron fence, on a sought-after street in Islington, the four-bedroom house is part of a handsome Georgian terrace characterised by elegant sash windows, stock-brick façades and balanced proportions.

A gate opens onto a short flight of steps leading to the front door and into a welcoming entrance hall with notably high ceilings. A soft colour palette runs throughout the house, complementing the wealth of original features that have been carefully preserved. To the right of the entrance hall lies the principal living space, which is exceptionally bright thanks to its open-plan, dual-aspect arrangement. Original sash windows frame views to both the front and rear, retaining their shutters and casements. Floor-to-ceiling bookshelves provide generous storage, a wood burner is set within the original fireplace, and painted floorboards flow seamlessly throughout.

The lower-ground floor accommodates a generous open kitchen and dining room, alongside a bedroom fitted with bespoke plywood shelving. These plywood interventions recur throughout the house, lending continuity and warmth. The minimalist kitchen is finished with white lacquered cabinetry, stone worktops and fully integrated appliances, including dual ovens. A glazed door opens onto a short flight of steps leading to the Japanese-inspired courtyard garden, which can also be accessed from the lower bedroom. A half-bath completes this level.

The garden office extends to over 110 sq. ft and has been thoughtfully designed with integrated plywood desks, extensive shelving and built-in seating with concealed storage. A sliding coffee table is tucked neatly beneath, while a wood-burning stove ensures comfort during cooler months. Full-height glazed doors open directly onto the garden, allowing a strong connection between inside and out. This space has been featured in *Work from Shed* by Hoxton Mini Press.

The first floor is home to two double bedrooms and a family bathroom. The principal bedroom is flooded with natural light from its sash windows and features integrated wardrobes set neatly within the alcoves. The bathroom continues the home's restrained material palette, combining smooth plywood and grey Corian. The second bedroom, finished in a soft off-white, enjoys tranquil views over the garden below.

A custom-fabricated steel staircase leads to the loft extension, which houses a fourth bedroom with a Japanese-inspired sleeping alcove. Sliding doors allow the sleeping area to be closed off for privacy, while extensive south-facing glazing ensures the space is bathed in natural light. All renovations to the house were designed by Parisian architects Lia Kiladis and Christine Ilex Beinemeier.

To the rear, a charming south-facing courtyard is enclosed by mature jasmine,



leafy climbers and Japanese Acers, including 'Bloodgood' and 'Katsura', providing dappled shade in the summer months. Emery & Cie cement tiles and Vande Moortel charcoal bricks are used underfoot, echoing the calm, cohesive palette found within the interior. The courtyard offers a peaceful, private setting for outdoor dining, reading and relaxation throughout the day.

EPC
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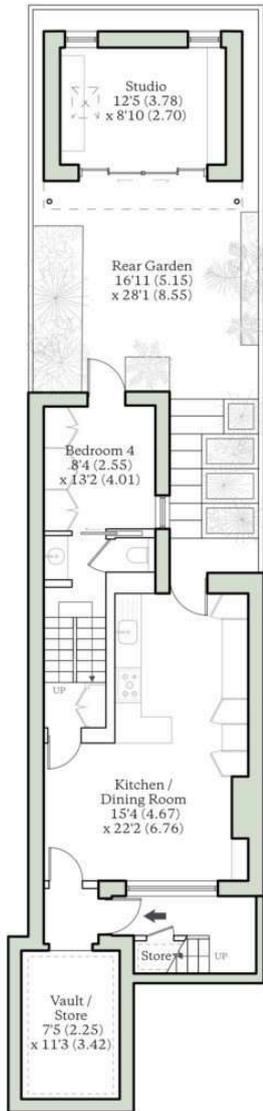
RIPPLEVALE GROVE, LONDON, N1

Approx. Internal Area = 1454 sq ft / 135.1 sq m
 Limited Use Area(s) = 224 sq ft / 21 sq m
 Approx. Studio Area = 110 sq ft / 10.2 sq m
 Total Area = 1788 sq ft / 166.1 sq m

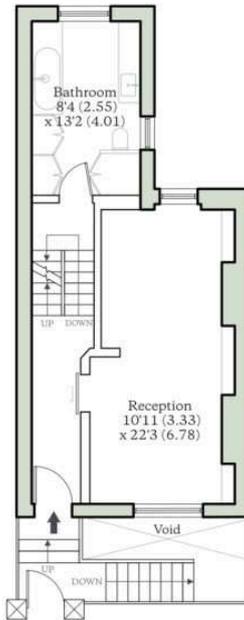
For identification only - Not to scale

Approx. Rear Garden Area = 410 sq ft / 38.1 sq m
 Approx Roof Terrace Area = 128 sq ft / 11.9 sq m

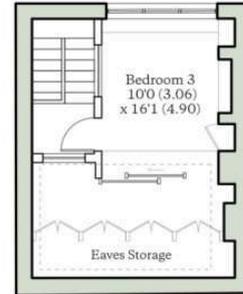
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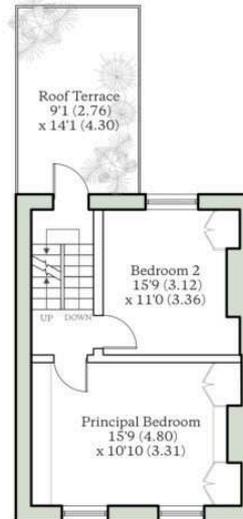
LOWER GROUND FLOOR



RAISED GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

AUCOOT
 RICS Property Measurements Standard