

# THE MODERN HOUSE



*Barrett's Grove, London N16*  
*Sold*

## Spruce Apartments II

Offering around 756 sq ft of creatively designed living space, this two-bedroom apartment is situated on the first floor of a newly completed building by the renowned architect Amin Taha.

The property is dual aspect and has two double bedrooms, one with en-suite wet room. Both bedrooms have built-in wardrobes and windows to the rear light-well. There is also a further full bathroom and utility cupboard.

The main living space has a seating and dining area and offers a number of storage options. There is an open-plan kitchen with Corian countertops and integrated Smeg appliances. Floor-to-ceiling windows flood the south-facing living space with light and provide access to the balcony.

# THE MODERN HOUSE



## Spruce Apartments II

The building has featured extensively in the architectural press, including the Architects' Journal, Domus and Dezeen, and has been shortlisted for the Hackney Design Awards 2016. It is set within a conservation area, between a Victorian townhouse and red-brick Edwardian school. The exterior, with its brick cladding, enormous windows and jutting wicker balconies, offers an intriguing transition between its neighbours. According to the architect, 'Its form echoes the slender gables of the school and standalone presence of the neighbouring villa.'

The building was constructed using Cross-laminated timber (CLT), which provides a sustainable alternative to concrete and steel, acting as both structure and internal finish. Employing CLT also eradicates the necessity for finishing materials like plasterboard, suspended ceilings, cornicing and skirting, greatly reducing the embodied carbon of the building.

Spruce Apartments comprises of just six units: two three-bedroom maisonettes, three two-bedroom flats and a one bedroom flat. Secure bicycle storage is provided at the front, and each flat has a ten-year Building Warranty (BLP).

Barrett's Grove is located just off Stoke Newington Road, a short walk from the independent shops, cafes, restaurants and pubs of Stoke Newington and Newington Green. Dalston Kingsland and Dalston Junction run Overground trains to Highbury & Islington, Shoreditch High Street and Stratford. Rectory Road is also close and offers trains to Liverpool Street in around 15 minutes.

Tenure: Leasehold Lease length: 125 years Service charge: approx. £1079 per annum Ground Rent: £550



*London, North London  
Sold*

# THE MODERN HOUSE



## About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.