

# THE MODERN HOUSE



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

## Spruce Apartments I

Offering approximately 1,123 sq ft of creatively designed living space, this three-bedroom apartment is situated on the ground and lower ground floors of a newly completed building by the renowned architect Amin Taha.

The apartment is accessed via a communal entrance hall, then its own front door. The ground floor contains a well-proportioned bedroom/study with built-in wardrobe and en-suite bathroom. A dramatic timber staircase descends to a second bathroom with a floating bath, and two further bedrooms, the larger with an en-suite and both with integrated storage and access to the front courtyard.

Floor-to-ceiling doors tuck away to reveal an expansive, loft-style living space with concrete floors and ceilings, and exposed brick walls. The open-plan kitchen has Corian countertops and integrated Smeg appliances. Doors from both the living area and kitchen provide a seamless continuation into the very private rear courtyard.

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The building has featured extensively in the architectural press, including the Architects' Journal, Domus and Dezeen, and has been named as a winner of 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 studio. 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: £650



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## 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”.