



SPRUCE APARTMENTS, BARRETT'S GROVE, LONDON, N16
£425,000 LEASEHOLD

**A WELL DESIGNED ONE BEDROOM APARTMENT IN
AN AWARD RECOGNISED BUILDING ON THE BORDER
OF STOKE NEWINGTON AND DALSTON, N16**

Stoke Newington | | stokenewington@winkworth.co.uk



DESCRIPTION:

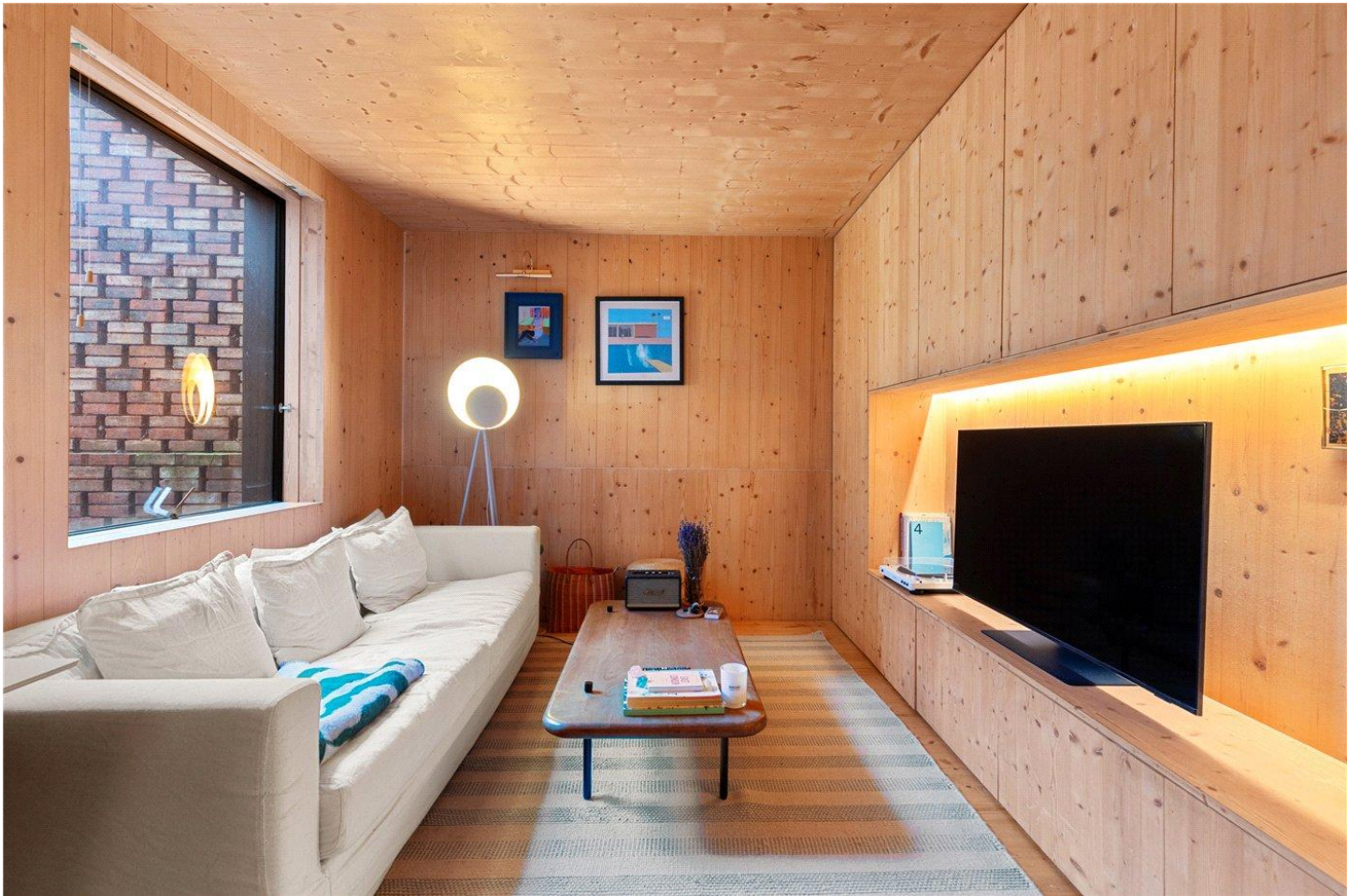
This one bedroom ground floor apartment is set within Spruce Apartments, a distinctive timber framed development designed by Amin Taha, located on Barrett's Grove in Dalston's conservation area. Built between 2014 and 2016, the building is constructed from cross laminated timber, a sustainable material that forms both the structure and interior finish, helping to reduce the overall environmental impact.

The development comprises just six apartments and was shortlisted for the RIBA Stirling Prize, as well as receiving a Hackney Design Award, making this a rare opportunity to purchase within a small and well regarded building. The apartment itself offers exposed timber across the floors, walls and ceilings, creating a warm and characterful interior. A wide entrance hallway leads through to a well-proportioned living space with a built in kitchen arranged along one wall, along with custom cabinetry, good natural light from large windows and underfloor heating throughout.

Spruce Apartments is finished externally in brick with large windows and projecting balconies, designed to sit comfortably alongside the surrounding Victorian and Edwardian houses on Barrett's Grove. The apartment is ideally positioned between Dalston, Newington Green and Stoke Newington, with a wide range of independent cafés, restaurants and local amenities nearby including Jolene, Rubedo and Corrochio's. Transport links are convenient, with Dalston Kingsland, Dalston Junction and Rectory Road all within easy reach, providing quick access to Liverpool Street and the City.

Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.

Photos on this advert may have been dressed with AI. No permanent fixtures have been altered



Spruce Apartments, Barretts Grove, N16
Approx. Gross Internal Floor Area 467 sq. ft / 43.39 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/STK250318>

Tenure: Leasehold

Term: 115 year and 4 months (Subject to change)

Service Charge: £3228 per annum (approx.)

Ground Rent: £ 550 Annually (Subject to review)

Council Tax Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.