



Illustration for identification purposes only, measurements are approximate, not to scale.

VIEWING ARRANGEMENTS Telephone: +44 (0)20 3795 5920 Email: viewings@themodernhouse.com SPRUCE APARTMENTS, BARRETTS GROVE, LONDON N16 ${\it APARTMENT~1}$

Approximate Gross Internal Floor Area: 1123 sq ft / 104.3 sq m (Excluding External Store)

