



## Kotree Way, London, SE1 5DA

A spacious freehold, four bedroom house in Bermondsey, moments from a plethora of local amenities, and walk away from the Underground station and the greenery of Southwark Park.

Recently refurbished at high standards, the ground floor boasts a stylish modern kitchen, dining room with a large bifold doors overlooking the generous private garden, a large reception room with garden access and a guest washroom. The first floor features four spacious bedrooms and a sleek family bathroom. Additional storage can be found in both hallways. The surrounding area boasts many local amenities like supermarket, local awarded markets, gyms, restaurants, bars, pubs and cafes.

Council tax and, where applicable, lease information, service charges, ground rent, property size, are given as a guide only and should always be checked and confirmed by your solicitor prior to exchange of contracts.

**£850,000**

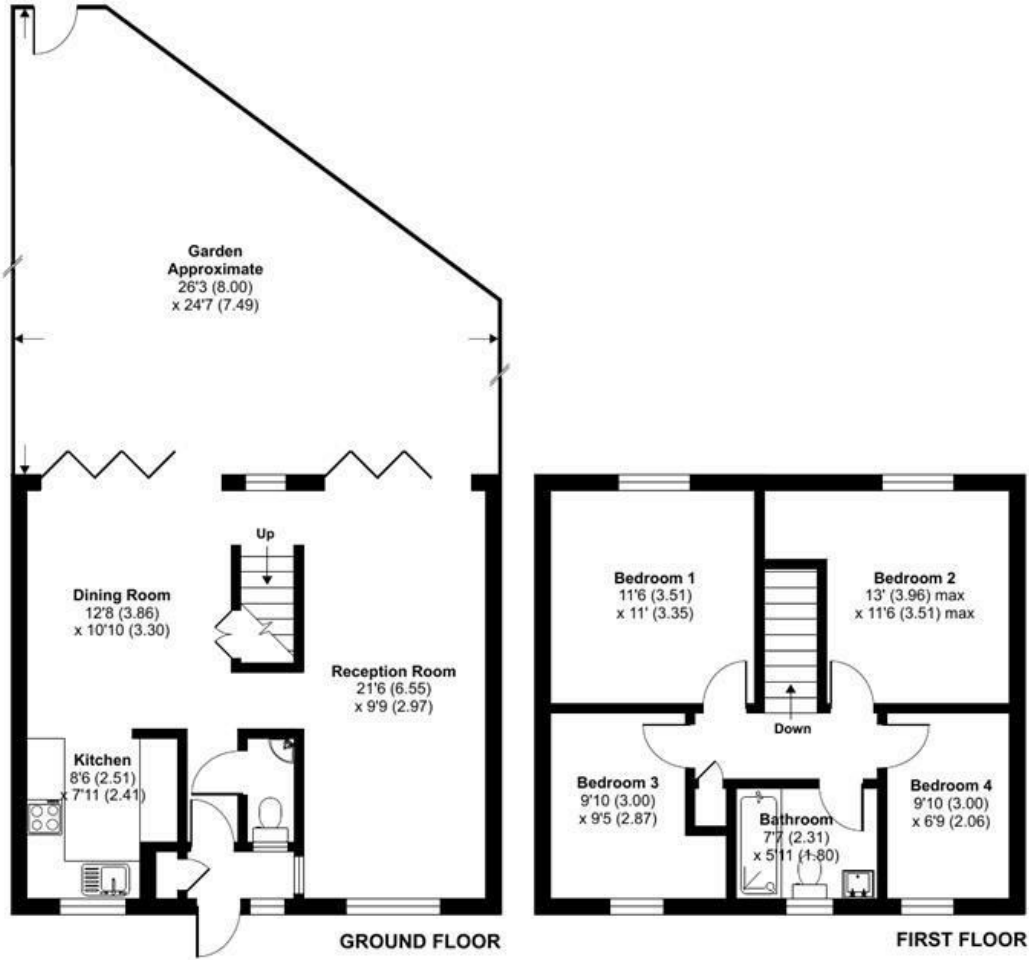
- Four Bedroom Freehold House
- Recently Renovated at High Standards
- Plenty Of Storage Space
- Large Garden
- Good Transport Links
- Naturally Bright
- Tranquil Residential Setting Off Main Roads

**Alex & Matteo**  
ESTATE AGENTS

# Kotree Way, London, SE1

Approximate Area = 1054 sq ft / 97.9 sq m

For identification only - Not to scale



**Alex & Matteo**  
ESTATE AGENTS



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Alex & Matteo Estate Agents. REF: 1195811

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	