



# SANDY HILL

*a development by*



LITA HOMES



*Computer generated Image indicative only*

---

# WELCOME TO YOUR NEW HOME

---

**Sandy Hill**  
*71-79 Sandy Hill Road*  
*Woolwich*  
*London*  
*SE18 7BQ*





*Computer generated Image indicative only*

## ABOUT SANDY HILL

*Discover Sandy Hill, a brand new development comprising 33 exceptional properties located in the vibrant heart of Woolwich. Thoughtfully designed to optimize living space and natural light, our selection of apartments and houses is crafted to the highest standards, boasting a contemporary design that exudes sophistication.*

*Embrace a lifestyle of comfort and elegance as you step into Sandy Hill. With meticulous attention to details, each property offers a premium living experience that will surpass your expectations.*

*For your convenience, upper floor apartments are equipped with a lift service, ensuring easy access for all residents. Unwind and find solace in our tranquil communal courtyard, providing a serene escape from the urban hustle and bustle. Additionally, each property features private outdoor space, be it a garden, terrace or balcony.*

*Sandy Hill epitomizes a harmonious blend of modern living and timeless style. Immerse yourself in an environment adorned with refined finishes, carefully crafted to enhance your everyday life.*

*We understand the importance of a well-designed living space, and that's why our team of expert architects and interior designers has paid meticulous attention to every aspect of the development. From sleek fixtures to well-planned layouts, we have created a seamless fusion of aesthetics and functionality, ensuring your utmost comfort.*

*Sandy Hill presents an unparalleled opportunity to indulge in sophisticated living. Whether you prefer an apartment or house, our range of options caters for all.*

# DEVELOPMENT SPECIFICATION

## KITCHEN

Bespoke-built German kitchen units with feature wood-coloured top elements with LED lighting  
Integrated Bosch appliances: fridge freezer, oven, washer dryer and dishwasher  
4-zone Bosch induction hob mounted into stone worktop  
Undermount Brushed Stainless Steel Kitchen Sink & Waste and mixer tap in brushed stainless steel  
Worktop and splashbacks in elegant Carrara/Calacatta effect stone  
Kitchen island wrapped in Calacatta Gold Marble effect stone with LED lighting  
Underfloor heating  
Engineering Oak wood flooring  
Ultra-slim screwless switches and sockets  
Warm white LED downlights  
Double-glazed floor to ceiling windows in anthracite grey

## LOUNGE / LIVING / DINNING ROOM

TV aerial and telephone outlets  
High speed fibre optic internet connection point  
Underfloor heating  
Engineering Oak wood flooring  
Knightsbridge matt black ultra-slim screwless switches and sockets  
Dimmable warm white LED downlights  
Utility and storage room  
Smart storage  
Large Double-glazed aluminium Bi-fold garden doors in anthracite grey

## BEDROOMS

Underfloor heating  
Engineering Oak wood flooring  
TV aerial points  
Knightsbridge matt black ultra-slim, screwless switches and sockets  
Warm white LED downlights  
Double-glazed floor to ceiling windows in anthracite grey

## BATHROOMS

Fully large tiled bathroom in elegant light Carrara effect tiles  
3-dial thermostatic wall-mounted shower set in polished chrome  
Rectangular built-in bathtub / walk-in shower  
Bath screen and walk-in shower screen in polished chrome and glass  
Waterfall-style deck-mounted mixer bathroom tap in polished chrome  
Hudson Reed Oval Contemporary Countertop Basin  
Wall-fitted full-size mirror  
Wall-hung toilet with concealed cistern; soft-close seat in white  
Chrome towel rail  
Underfloor heating  
Ultra-slim screwless switches and sockets  
Warm white LED downlights  
Discreet extractor fan

## HALLWAY

Floor to ceiling satin glass entrance door  
Underfloor heating  
Engineering Oak wood flooring  
Contemporary timber stairs finished with grey carpet  
Ultra-slim screwless switches and sockets  
Warm white LED downlights  
Floating Modern Staircase

## SUSTAINABILITY AND ENERGY EFFICIENCY

Communal Residential Heat Pumps which provide many positive factors for the house such as big savings on your energy bills; cutting your carbon emissions (go green); heats your home and hot water; energy efficiency Plus, a heat pump also acts as a central air conditioner in summer, giving you year-round comfort.

Knauf insulation provided achieving a low u-value and greatly improving your comfort and saving enough energy to be very cost-effective  
Double glazed windows and doors throughout

# FLOORPLANS

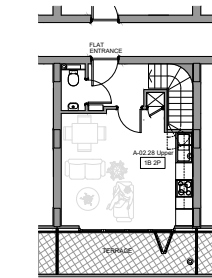
1 BED DUPLEX APARTMENT

2 BED MAISONNETTE

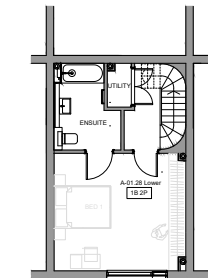
3 BED DUPLEX APARTMENT

3 BED HOUSE

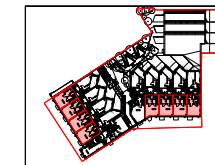
3 BED PENTHOUSE APARTMENT



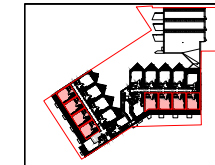
01 - 02-BURRAGE / SANDY HILL-FLAT TYPE 01-M4(2) SECOND FLOOR PLAN  
1:50



02 - 01-BURRAGE / SANDY HILL-FLAT TYPE 01-M4(2) FIRST FLOOR PLAN  
1:50



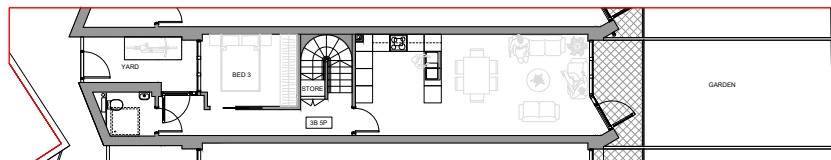
03 - 06 - KEY SITE PLAN  
1:500



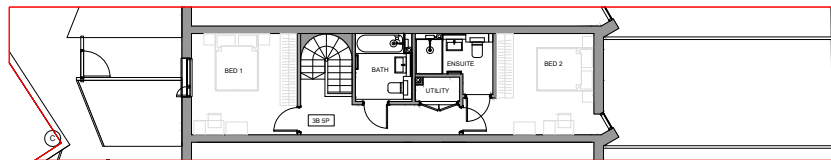
03 - 01 - KEY SITE PLAN SECOND FLOOR  
1:500

LOCATION	NUMBER	TYPE	SCM
Sandy Hill	A-101.01	House	101.1
Sandy Hill	A-101.02	House	101.2
Sandy Hill	A-101.03	House	101.3
Sandy Hill	A-101.04	House	101.4
Sandy Hill	A-101.05	House	101.5
Sandy Hill	A-101.06	House	101.6
Sandy Hill	A-101.07	House	101.7
Sandy Hill	A-101.08	House	101.8
Sandy Hill	A-101.09	House	101.9
Sandy Hill	A-101.10	House	101.10
Sandy Hill	A-101.11	House	101.11
Sandy Hill	A-101.12	House	101.12
Sandy Hill	A-101.13	House	101.13
Sandy Hill	A-101.14	House	101.14
Sandy Hill	A-101.15	House	101.15
Sandy Hill	A-101.16	House	101.16
Sandy Hill	A-101.17	House	101.17
Sandy Hill	A-101.18	House	101.18
Sandy Hill	A-101.19	House	101.19
Sandy Hill	A-101.20	House	101.20
Sandy Hill	A-101.21	House	101.21
Sandy Hill	A-101.22	House	101.22
Sandy Hill	A-101.23	House	101.23
Sandy Hill	A-101.24	House	101.24
Sandy Hill	A-101.25	House	101.25
Sandy Hill	A-101.26	House	101.26
Sandy Hill	A-101.27	House	101.27
Sandy Hill	A-101.28	House	101.28
Sandy Hill	A-101.29	House	101.29
Sandy Hill	A-101.30	House	101.30
Sandy Hill	A-101.31	House	101.31
Sandy Hill	A-101.32	House	101.32
Sandy Hill	A-101.33	House	101.33
Sandy Hill	A-101.34	House	101.34
Sandy Hill	A-101.35	House	101.35





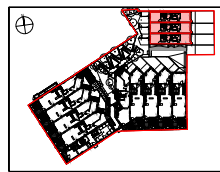
01 - REAR HOUSES - PROPOSED GROUND (LOWER) FLOOR PLAN  
1:50



02 - REAR HOUSES - PROPOSED FIRST FLOOR PLAN  
1:50



03 - REAR HOUSES - KEY SITE PLAN LOWER GROUND FLOOR  
1:500

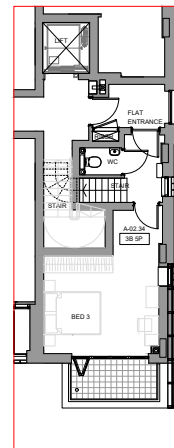


04 - REAR HOUSES - KEY SITE PLAN GROUND FLOOR  
1:500

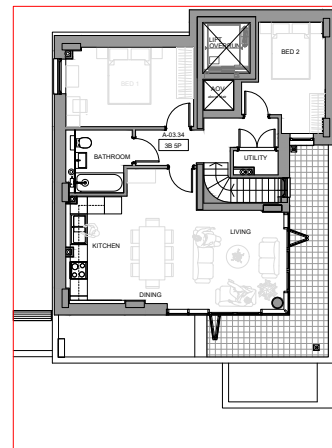


List of Apartments

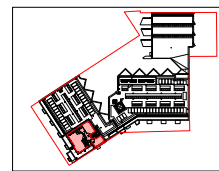
LOCATION	NUMBER	TYPE	SCOR
Rear Houses	A-01-01	House	00.2
Rear Houses	A-01-02	House	00.2
Rear Houses	A-01-03	House	00.2
Apartment	A-01-04	Apartment	00.2
Apartment	A-01-05	Apartment	00.2
Apartment	A-01-06	Apartment	00.2
Apartment	A-01-07	Apartment	00.2
Apartment	A-01-08	Apartment	00.2
Apartment	A-01-09	Apartment	00.2
Apartment	A-01-10	Apartment	00.2
Apartment	A-01-11	Apartment	00.2
Apartment	A-01-12	Apartment	00.2
Apartment	A-01-13	Apartment	00.2
Apartment	A-01-14	Apartment	00.2
Apartment	A-01-15	Apartment	00.2
Apartment	A-01-16	Apartment	00.2
Apartment	A-01-17	Apartment	00.2
Apartment	A-01-18	Apartment	00.2
Apartment	A-01-19	Apartment	00.2
Apartment	A-01-20	Apartment	00.2
Apartment	A-01-21	Apartment	00.2
Apartment	A-01-22	Apartment	00.2
Apartment	A-01-23	Apartment	00.2
Apartment	A-01-24	Apartment	00.2
Apartment	A-01-25	Apartment	00.2
Apartment	A-01-26	Apartment	00.2
Apartment	A-01-27	Apartment	00.2
Apartment	A-01-28	Apartment	00.2
Apartment	A-01-29	Apartment	00.2
Apartment	A-01-30	Apartment	00.2
Apartment	A-01-31	Apartment	00.2
Apartment	A-01-32	Apartment	00.2
Apartment	A-01-33	Apartment	00.2
Apartment	A-01-34	Apartment	00.2
Apartment	A-01-35	Apartment	00.2



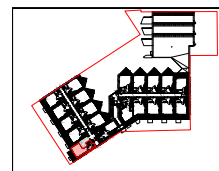
01 - SANDY HILL - MID-1) FLAT 34 LAYOUT PLAN  
1:500



02 - SANDY HILL - MID-1) FLAT 34 LAYOUT PLAN  
1:500



03 - SANDY HILL - MID-1) FLAT 34 LAYOUT PLAN  
1:500



04 - SANDY HILL - MID-1) FLAT 34 LAYOUT PLAN  
1:500



List of Apartments

LOCATION	NUMBER	TYPE	SCOR
Rear Houses	A-01-01	House	00.2
Rear Houses	A-01-02	House	00.2
Rear Houses	A-01-03	House	00.2
Apartment	A-01-04	Apartment	00.2
Apartment	A-01-05	Apartment	00.2
Apartment	A-01-06	Apartment	00.2
Apartment	A-01-07	Apartment	00.2
Apartment	A-01-08	Apartment	00.2
Apartment	A-01-09	Apartment	00.2
Apartment	A-01-10	Apartment	00.2
Apartment	A-01-11	Apartment	00.2
Apartment	A-01-12	Apartment	00.2
Apartment	A-01-13	Apartment	00.2
Apartment	A-01-14	Apartment	00.2
Apartment	A-01-15	Apartment	00.2
Apartment	A-01-16	Apartment	00.2
Apartment	A-01-17	Apartment	00.2
Apartment	A-01-18	Apartment	00.2
Apartment	A-01-19	Apartment	00.2
Apartment	A-01-20	Apartment	00.2
Apartment	A-01-21	Apartment	00.2
Apartment	A-01-22	Apartment	00.2
Apartment	A-01-23	Apartment	00.2
Apartment	A-01-24	Apartment	00.2
Apartment	A-01-25	Apartment	00.2
Apartment	A-01-26	Apartment	00.2
Apartment	A-01-27	Apartment	00.2
Apartment	A-01-28	Apartment	00.2
Apartment	A-01-29	Apartment	00.2
Apartment	A-01-30	Apartment	00.2
Apartment	A-01-31	Apartment	00.2
Apartment	A-01-32	Apartment	00.2
Apartment	A-01-33	Apartment	00.2
Apartment	A-01-34	Apartment	00.2
Apartment	A-01-35	Apartment	00.2





## WELL CONNECTED

---

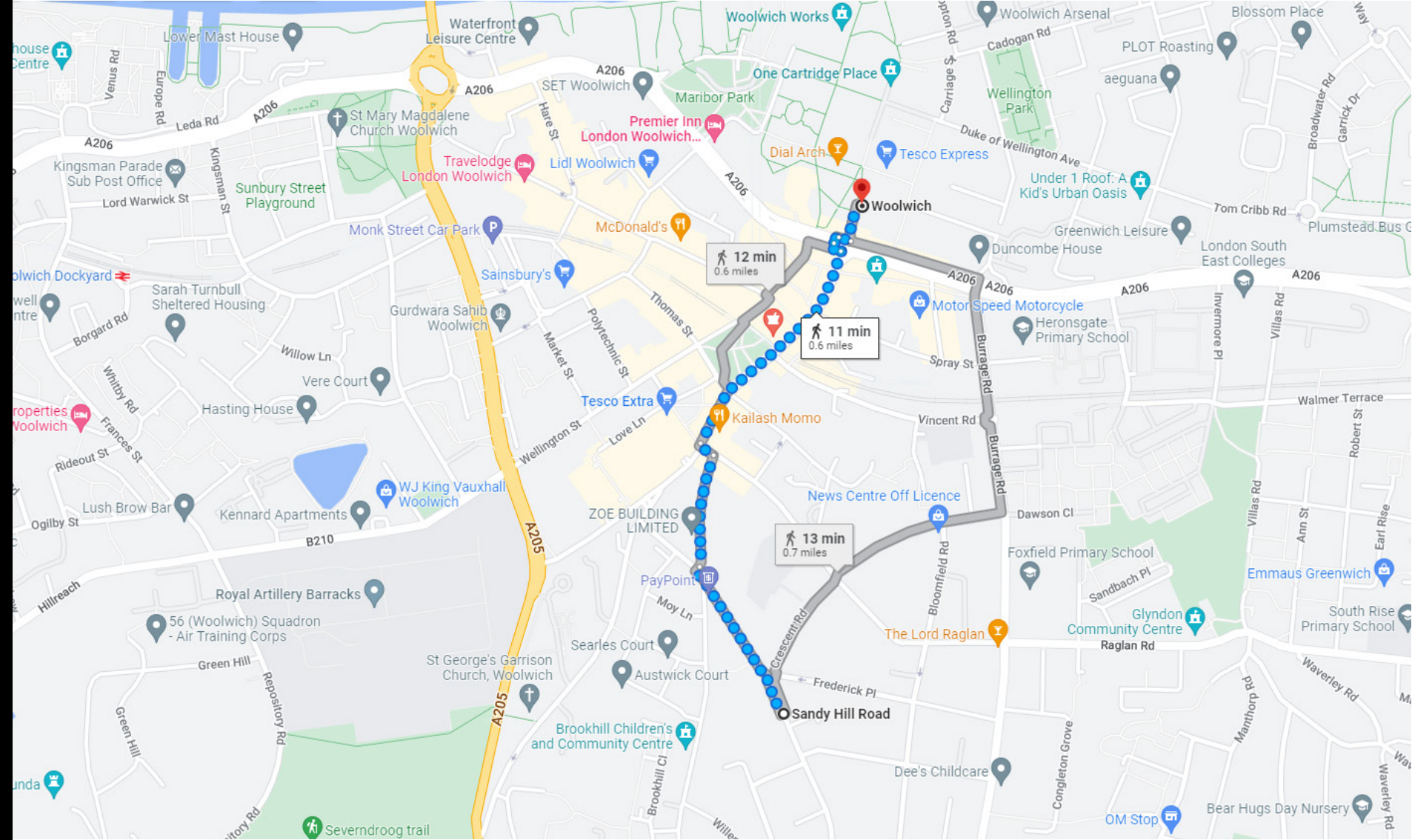
*Opening in May 2022 the new Elizabeth line station will connect Woolwich to central London, reducing journey times with up to 12 trains per hour.*

*Once the full Route opens, the Elizabeth line will allow passengers to travel through to Paddington, Heathrow, Reading and Abbey Wood.*

# ON YOUR DOORSTEP

## Amenities:

- A number of well-regarded schools and childcare options nearby including the “outstanding” rated St Peter’s and Foxfield Primary Schools
- Within close proximity to Woolwich Station providing the Elizabeth Line, Mainline Rail and Docklands Light Railway (add connection times to Canary Wharf, London Bridge, Charing X and Cannon Street)
- Within easy reach of numerous parks including Plumstead Common, Oxleas Woods and Winn’s Common (featuring a paddling pool open in Summer months)
- A short walk to Woolwich Riverside which features a number of popular pubs, restaurants and a farmers market
- A large choice of local restaurants with a wide range of different cuisines
- Local supermarkets within walking distance including Tescos, Sainsburys and Marks and Spencers.
- Shooters Hill Golf Club located 1 mile away.
- State of the art leisure centre currently under construction in Woolwich which once opened will be less than 10 minutes’ walk away.





LITA HOMES

Your New Home

# REGISTER YOUR INTEREST

---

*To register your interest, please call: 0208 853 3123*

*or email: [info@litahomes.co.uk](mailto:info@litahomes.co.uk)*

*website: [litahomes.co.uk](http://litahomes.co.uk)*



*Computer generated Image indicative only*

