



Viewings by appointment  
0207 483 2611

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# Sandy Hill Avenue, SE18 6SD

£2,000 \*fees apply



This charming and spacious 3 bed house is ideally located for those seeking excellent transport links and a touch of riverside history. Just a 7-minute walk to Woolwich Arsenal DLR and mainline stations, and 10 minutes to the Elizabeth Line, the property offers quick access to Central London, Canary Wharf, and beyond. Regular bus routes, including night services, are also close by. The River Thames is just moments away, with scenic walks and Uber Boat services from Woolwich (Royal Arsenal) Pier. Rich in local heritage, the area is home to the historic Royal Arsenal and the impressive Royal Artillery Barracks, with their striking Georgian architecture and cultural landmarks.

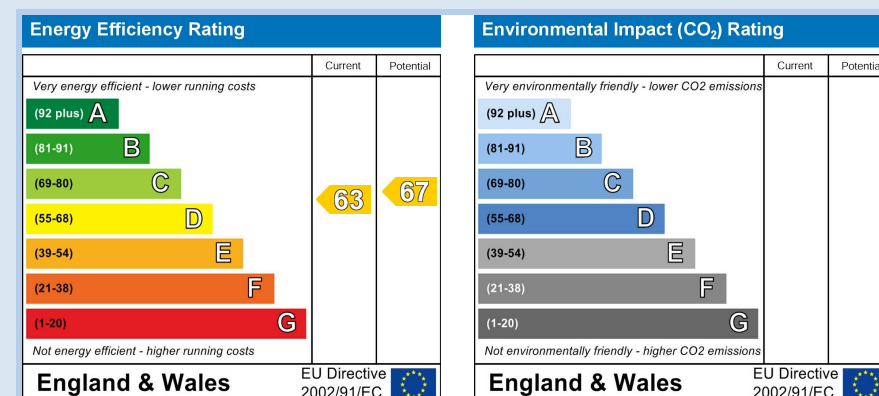
Inside, the home features a welcoming entrance, a cozy lounge with a fireplace, and a spacious open-plan kitchen/diner—ideal for everyday living and entertaining. A ground floor bathroom and inner lobby add convenience, while upstairs offers two generously sized bedrooms with ample storage. The tiered rear garden, stretching around 70 feet, provides a peaceful outdoor retreat. Combining character, comfort, and connectivity, this is a unique opportunity not to be missed.

Our agency are members of Property Mark, Client Money Protection and we hold an account with the Deposit Protection Scheme (ID number 1870974). Our trading name & registered office address is Wellington Estates Property Ltd, WorkLife, 174 Hammersmith Rd, London, W6 7JP company registration number 097780197. We charge no administration fees to tenants.

Tax Band: C  
EPC Rating: D



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\*All Fees stated are inclusive of VAT  
(calculated at 20%)

Referencing Fee: £29.50 per applicant

Inventory/check-in fee: From £120 to £260 (dependent on the size of the property).

Administration fees: £107 per property

#### Important Notice

In accordance with the Property Misdescriptions Act (1991) we have prepared these particulars as a general guide to give a broad description of the property. They are not intended to constitute or form part of a contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All measurements, photographs, virtual tours, floor plans and distances mentioned are given as a guide and should not be relied on. Details of lease, service charge and ground rent are given as a guide and should be confirmed by your solicitor prior to exchange of contracts. The copyright of these property particulars remain exclusive property of Abbey Properties.