

# WILKINSON

Estate Agents, Sales, Lettings & Property Management



**8A Lorne Road  
London, E7 0LJ**

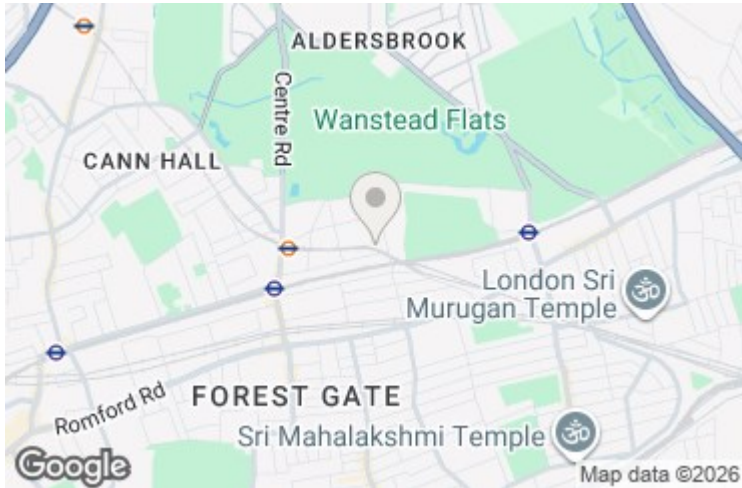
**Offers in excess of £400,000**

A tastefully finished ground floor flat with a huge rear garden, located in the sought-after Forest Gate Village area and benefiting from being sold with a share of freehold.

Upon entry, the hallway provides access to all ground floor rooms, as well as stairs descending to the cellar. To the front of the property is a spacious reception room featuring a large sash bay window, allowing an abundance of natural light. The room also benefits from polished original hardwood flooring, a feature fireplace and ample living space. The double bedroom has been tastefully finished with carpeted flooring, feature fireplace, a modern yet bright décor scheme and French doors to the rear providing access to the side return. The room also offers additional space for fitted wardrobes and storage. The bathroom is finished to a high standard with Victorian-style tiled flooring, white tiled walls, a hand wash basin, freestanding bath and an opaque side window creating a bright and airy feel. There is also a versatile additional room, currently used as a nursery but equally suitable as a home office or study depending on the desired layout. This room benefits from a modern décor scheme, carpeted flooring and a sash bay window to the side. To the rear, the kitchen is finished to an excellent standard, incorporating sleek white cabinetry at eye and base level, wooden worktops, and integrated oven with electric hob, alongside freestanding appliances including a dishwasher, washing machine, fridge, and freezer. The space is complemented by tiled flooring, dual aspect windows providing excellent natural light, and a door leading out to the garden. The garden is a true haven, measuring approximately 75ft in length, featuring a paved and pebbled side return and front area ideal for outdoor dining. A central paved section is bordered by flower beds with mature shrubs, with bark chippings leading to a further paved area at the very rear.

# 8A Lorne Road, London, E7 0LJ

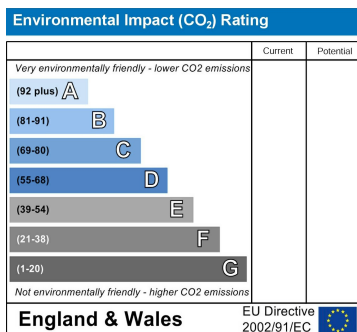
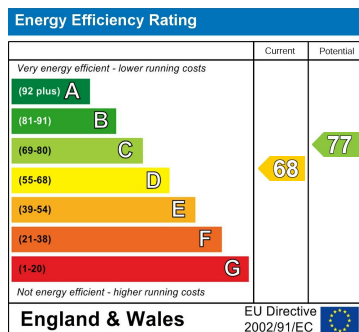
Lorne Road benefits from its close proximity to both Forest Gate station on the Elizabeth Line and Wanstead Park Overground station, offering exceptional connectivity. Forest Gate provides fast connections to Liverpool Street in as little as 14 minutes, while Wanstead Park station is literally at the end of the road, making this an incredibly well-positioned home for commuters. The property is also within walking distance of Westfield Stratford City, one of Europe’s largest shopping destinations. The area is vibrant and well served by a variety of independent cafés, restaurants and local favourites including The Wild Goose Bakery, E7 Movement fitness studio, The Can Club family-friendly café and play zone, Fiore’s Italian eatery, Tipi Coffee Co, Pretty Decent Beer Co, the award-winning Holly Tree pub (named one of Time Out’s Top 50 London pubs), as well as Costa Coffee for everyday convenience. At the top of the road you’ll find Wanstead Flats, a beautiful expanse of open green space forming part of Epping Forest, ideal for picnics, dog walking, running and outdoor exercise. Also falling within the catchment area for the highly regarded Woodgrange Infant School, rated Good by Ofsted, and Godwin Junior School, which holds an Outstanding rating.

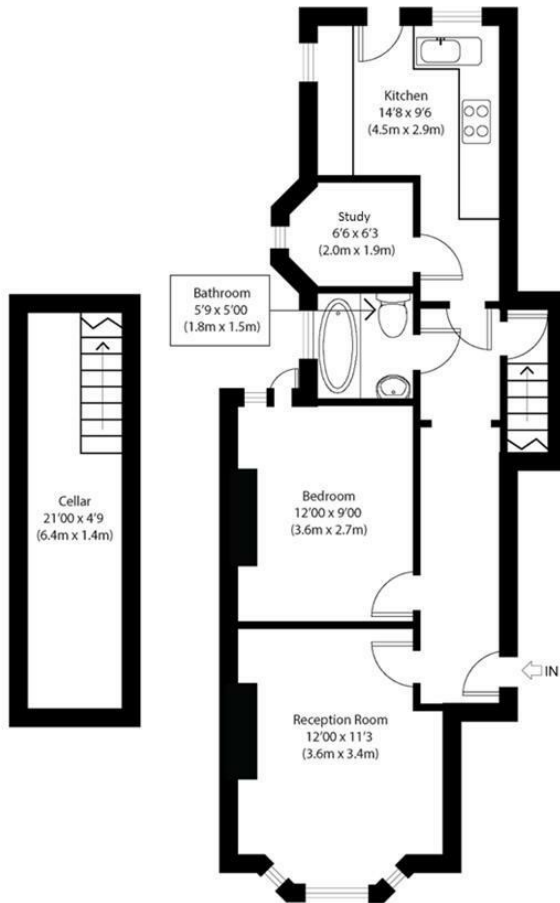


## Property Disclaimer

### THE PROPERTY MISDESCRIPTION ACT 1991

Whilst Wilkinson Estate Agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so we cannot verify that they are connected, in working order or fit for the purpose. Photographs are for illustration only and may depict items not included in the sale of the property. Floor plans and measurements should not be relied upon for the purchase of carpets and any other fittings. Neither have we had a sight of the legal documents to verify the Freehold or Leasehold status of any property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.





Ground Floor

Approximate Gross Internal Area  
650 sq ft (60 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.  
copyright www.photohausgroup.co.uk

**WILKINSON**  
Estate Agents, Sales, Lettings & Property Management