

# WILKINSON

Estate Agents, Sales, Lettings & Property Management



**27 Lorne Road**  
**London, E7 0LJ**  
**£3,000 Per month**

Situated in the heart of the Village Area, this luxury extended family home offers a perfect blend of style, space, and modern living.

The property features a spacious lounge with double-glazed sash windows and shutters, seamlessly flowing into an open-plan, luxury fitted kitchen diner. The kitchen is equipped with underfloor heating, high-quality appliances, an exposed brick wall, central island feature with sleek cabinetry and work surfaces and a desirable décor scheme. Bi-fold doors open onto a beautiful rear patio area, ideal for outdoor dining, with a garden spanning approximately 45'0" and an array of shrubs and lawn.

Upstairs, there are three double bedrooms, all tastefully finished, alongside a family bathroom with high-quality fittings. Stairs ascend to the second floor, where a further master bedroom is complemented with a useful and quality finished wet room.

Lorne Road benefits from its proximity to Forest Gate station on the Elizabeth Line, offering fast connections to Liverpool Street in as little as 14 minutes, with Wanstead Park Overground also nearby, expanding travel options across East London. The area is vibrant and well-served by a variety of independent cafes, 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, new addition Tipi Coffee Co., Pretty Decent Beer Co., and the award-winning Holly Tree pub, named one of Time Out's Top 50 London pubs. The property also benefits from being within the catchment area for the highly regarded Woodgrange Infant School, rated Good by Ofsted, and Godwin Junior School, which holds an Outstanding rating.

Available beginning of September, unfurnished.

Ground Floor

Hallway

Living Room

12'8 into bay x 10'0 (3.86m into bay x 3.05m)

Dining Area

11'2 x 10'5 (3.40m x 3.18m)

Quality Kitchen/Diner

26'4 x 13'8 (8.03m x 4.17m)

First Floor

Landing

Bedroom (Front)

11'1 x 13'3 (3.38m x 4.04m )

Bedroom (Middle)

11'3 x 8'1 (3.43m x 2.46m)

Bedroom (Rear)

15'5 x 8'4 (4.70m x 2.54m)

Bathroom

5'10 x 5'8 (1.78m x 1.73m)

Second Floor

Landing

Bedroom (Top)

16'0 at longest x 14'9 at widest (4.88m at longest x 4.50m at widest)

Bathroom

9'6 x 7'4 (2.90m x 2.24m)

Property Disclaimer

THE PROPERTY MISDESCRIPTION ACT 1991

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