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40 Lorne Road London, E7 0LJ

Offers in excess of £450,000

Peacefully nestled within the ever-popular Village Area of Forest Gate is this beautifully presented ground floor and basement flat, forming part of a striking Victorian conversion. The property retains many original period features, including working fireplaces and impressive ceiling roses, while offering generous living space and exclusive use of a substantial rear garden.

Accessed via the communal entrance, the property opens into a welcoming hallway providing access to all ground floor accommodation. To the front is a spacious through lounge, rich in Victorian character and flooded with natural light from a large front-facing bay window. Finished with original hardwood flooring and a tasteful décor scheme, this versatile room comfortably accommodates both living and dining areas and also benefits from a rear door opening onto the side return. Further along the hallway is the beautifully appointed fitted kitchen, finished to a high standard with matt forest green eye- and base-level cabinetry, wooden work surfaces, a butler sink, integrated oven with induction hob, and a charming sash bay window to the side. The shower room continues the high-quality finish, featuring a Victorian-inspired design with tiled flooring, a walk-in shower cubicle with waterfall attachment, low-level WC, hand wash basin and an opaque side window.

To the rear the generously sized double bedroom with the original bay windows and French doors which open directly onto the garden, creating a bright and tranquil space with ample room for a double bed, wardrobes, and additional furnishings. Externally, the east-facing rear garden extends to approximately 50 feet and offers an excellent outdoor retreat, featuring mature shrubs, a paved seating area ideal for outdoor dining, and a large timber shed complete with heating and lighting.

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The property further benefits from a sole access garden and spacious cellar, currently utilised as both storage and a versatile home office space. The flat is offered with a healthy remaining lease of 172 years.

This property has many other benefits which include; being within walking distance from Wanstead Park and Forest Gate (Elizabeth Line) train stations, a stone's throw away from the green open spaces of Wanstead Flats Common, along being within the catchment area for both Woodgrange Infant School and Godwin Junior School. You will also find many great cafes, bars, bakeries and restaurants in the railway arches only a short walk away.

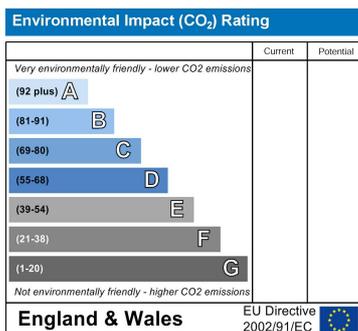
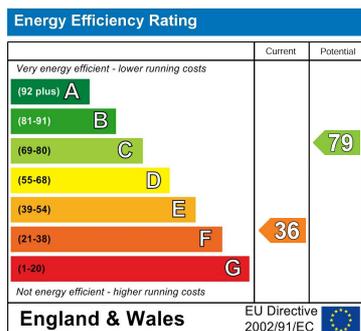


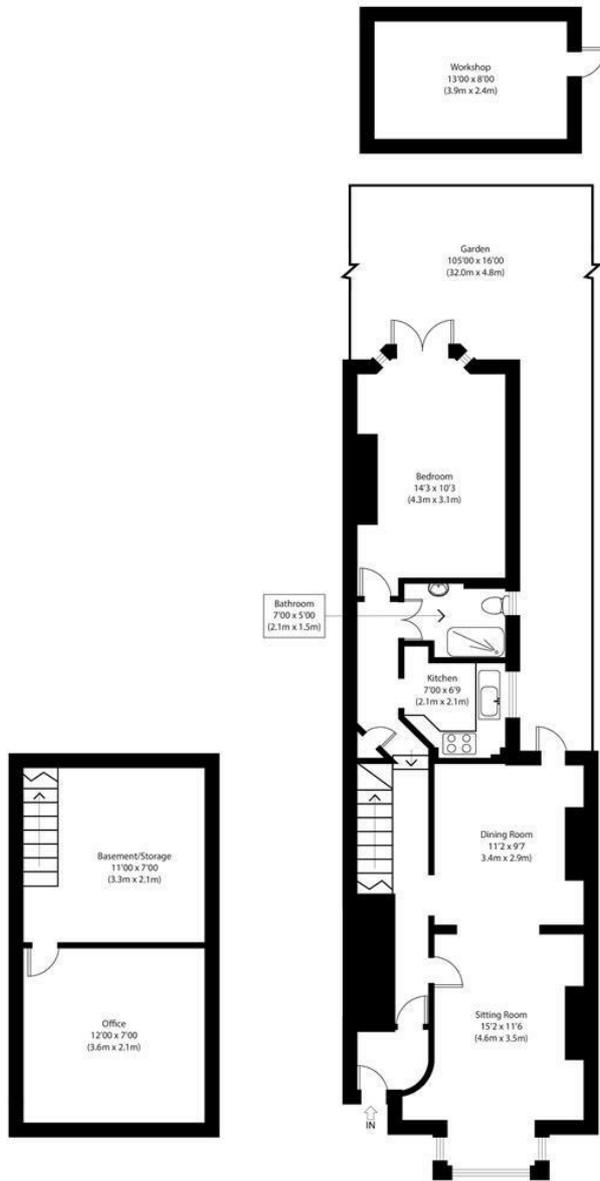
Viewings will be taking place on Saturday 31st January, please call to book your viewing appointment.

Property Disclaimer

THE PROPERTY MISDESCRIPTION ACT 1991

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Ground Floor

Approximate Gross Internal Area
Main House 770 sq ft (72 sq m)
Outbuilding 105 sq ft (10 sq m)
Total 875 sq ft (81 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

