

WILKINSON

Estate Agents, Sales, Lettings & Property Management



46 Lorne Road
London, E7 0LJ
Offers in excess of £625,000

Set within the sought-after Forest Gate Village Area is this brick-fronted Victorian home that has been finished to an excellent standard throughout.

Upon entry, the hallway provides access to the spacious through lounge and stairs ascending to the first floor. The through lounge is bright and airy, featuring a bay window to the front and a large picture window to the rear, allowing natural light to flood the rooms. The front sitting area is carpeted and enhanced by decorative coving, while the rear section benefits from engineered wood flooring and offers an ideal dining space. A seamless opening leads down into the kitchen, which is fitted with a range of white eye and base level cabinetry, a stainless steel sink unit and an oven with gas hob. There is also access to the cellar, which spans the length and width of the hallway and provides excellent storage space. A double-glazed side window and rear door open directly onto the rear garden. The garden measures approximately 80ft in length and begins with a paved patio area, ideal for outdoor dining and entertaining. The rest of the garden boasts laid lawn bordered by mature shrubs and enclosed by fencing for added privacy.

To the first floor you have two generously sized double bedrooms positioned at the front of the property, both finished in a modern neutral décor with carpeted flooring and large windows providing an abundance of natural light. To the rear is the spacious family bathroom, featuring part-tiled walls, tiled-effect flooring, dual-aspect opaque windows, a panelled bath with shower attachment, hand wash basin, low-level WC with additional space for further storage or furnishings if desired. Additionally, neighbouring properties on the street have completed loft conversions to create an additional bedroom and bathroom, subject to the necessary planning permissions and consents.

The property is also offered with the added benefit of no onward chain.

46 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.

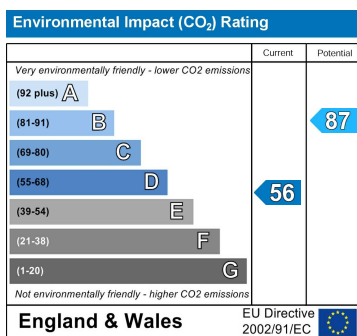
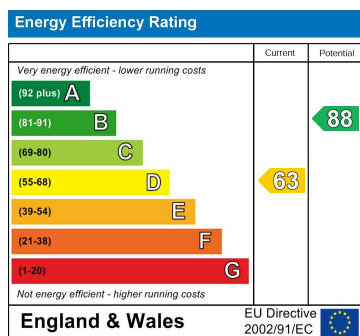


Viewings will take place on Saturday 30th May 2026. Please call to arrange your appointment, with alternative dates and times available on request.

Property Disclaimer

THE PROPERTY MISDESCRIPTION ACT 1991

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Approximate Gross Internal Area 1015 sq ft (94 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.photobusgroup.co.uk



Ground Floor

First Floor