



Lucas Road, SE20 | Guide Price £550,000

02087029777

[sydenham@pedderproperty.com](mailto:sydenham@pedderproperty.com)

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# In General

- Superb end of terrace house
- South facing garden
- Two receptions
- Two double bedrooms
- Kitchen and Utility room
- Cul de sac road
- Excellent transport links

# In Detail

**\*Guide Price £550,000 to £575,000\*** A characterful end of terrace Freehold house with a South facing garden, within easy reach of Crystal Palace Park, bars, restaurants and the excellent transport links that this part of South East London is known and loved for.

A thoughtful mix of materials, textures and subtle pops of colour runs throughout the home, creating an eclectic yet harmonious finish that feels calm, warm and inviting. Adding to its individuality, the side of the house showcases a striking mural titled El Historiante by the incredible artist, Abraham Osorio, bringing individuality and a real sense of character to the property.

The lounge and dining rooms are separated by a central staircase, offering flexibility for future use and the potential to evolve the property into a three bedroom home, should needs change. A front reception provides a very cosy lounge, whilst the rear living space provides the ideal space to socialise and gather for meals, with plenty of room for plenty of guests. There is also a kitchen with parallel work surfaces which leads into a utility room and bathroom. Upstairs are two generous double bedrooms, which both comfortably accommodate king sized beds and additional furnishings.

Lucas Road is a very pretty residential cul de sac, with a great community. Dotted with blossom trees, very close to both Penge East and Penge West rail, a number of coffee shops, restaurants and shopping facilities along the high street. Crystal Palace Park is a stroll away and has a weekly Sunday market, offers 200 acres of space and benefits from a Brown & Green cafe, perfect for a spot of lunch.

EPC: TBC | Council Tax Band: C



# Floorplan

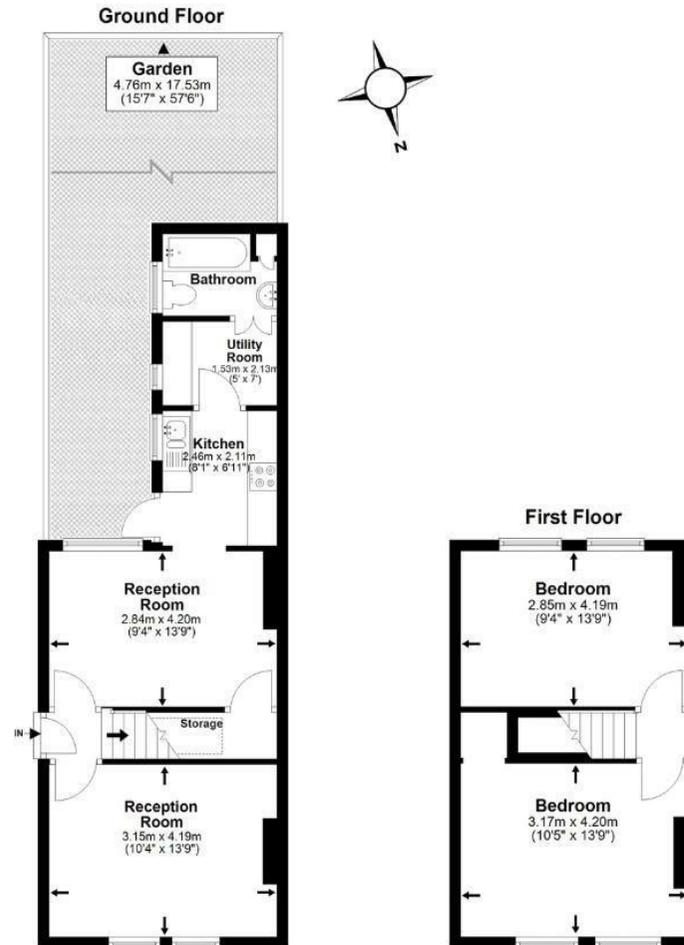
Lucas Road, SE20

Total\* = 69.4 sq. m / 747.0 sq. ft

First Floor = 27.7 sq. m / 297.9 sq. ft

Ground Floor = 41.7 sq. m / 449.1 sq. ft

☐ = Reduced head room below 1.5m



\*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.

| Energy Efficiency Rating                    | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| 102 plus) <b>A</b>                          |                         |           |
| 81-101) <b>B</b>                            |                         |           |
| 69-80) <b>C</b>                             |                         |           |
| 55-68) <b>D</b>                             |                         |           |
| 39-54) <b>E</b>                             |                         |           |
| 21-38) <b>F</b>                             |                         |           |
| 1-20) <b>G</b>                              |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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