Energy performance certificate (EPC)			
Flat 2 48 Norfolk House Road LONDON SW16 1JH	Energy rating	Valid until: Certificate number:	4 January 2033 0095-1202-5007-7583-1204
Property type Total floor area		Mid-floor flat 70 square metres	

Rules on letting this property

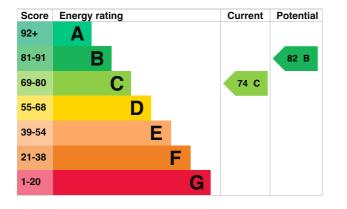
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's current energy rating is C. It has the potential to be B.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst)

and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Window	Partial double glazing	Poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 162 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £497 per year on heating, hot water and lighting in this property. These costs usually make up the majority of your energy bills.

You could save £147 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 5,147 kWh per year for heating
- 2,004 kWh per year for hot water

Impact on the environm	nent	This property produces	2.0 tonnes of CO2
This property's current environm It has the potential to be B.	ental impact rating is C.	This property's potential production	1.1 tonnes of CO2
Properties get a rating from A (be much carbon dioxide (CO2) they CO2 harms the environment.		You could improve this propert making the suggested changes the environment.	
Carbon emissions		These ratings are based on as occupancy and energy use. Pe property may use different amo	ople living at the
An average household produces	6 tonnes of CO2		

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£123
2. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£25

Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Denis Lavelle
Telephone	07479795747
Email	denislavelle2013@hotmail.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

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About this assessment

Assessor's declaration	No related party
Date of assessment	5 January 2023
Date of certificate	5 January 2023
Type of assessment	RdSAP