Energy performance certificate (EPC)

Flat 18
1, Wycombe Square
LONDON
W8 7JF

Energy rating

E

Valid until 5 November 2029

Certificate number

8921-6129-5149-4454-7906

roperty type	Mid-floor flat
otal floor area	107 square metres

ules on letting this property

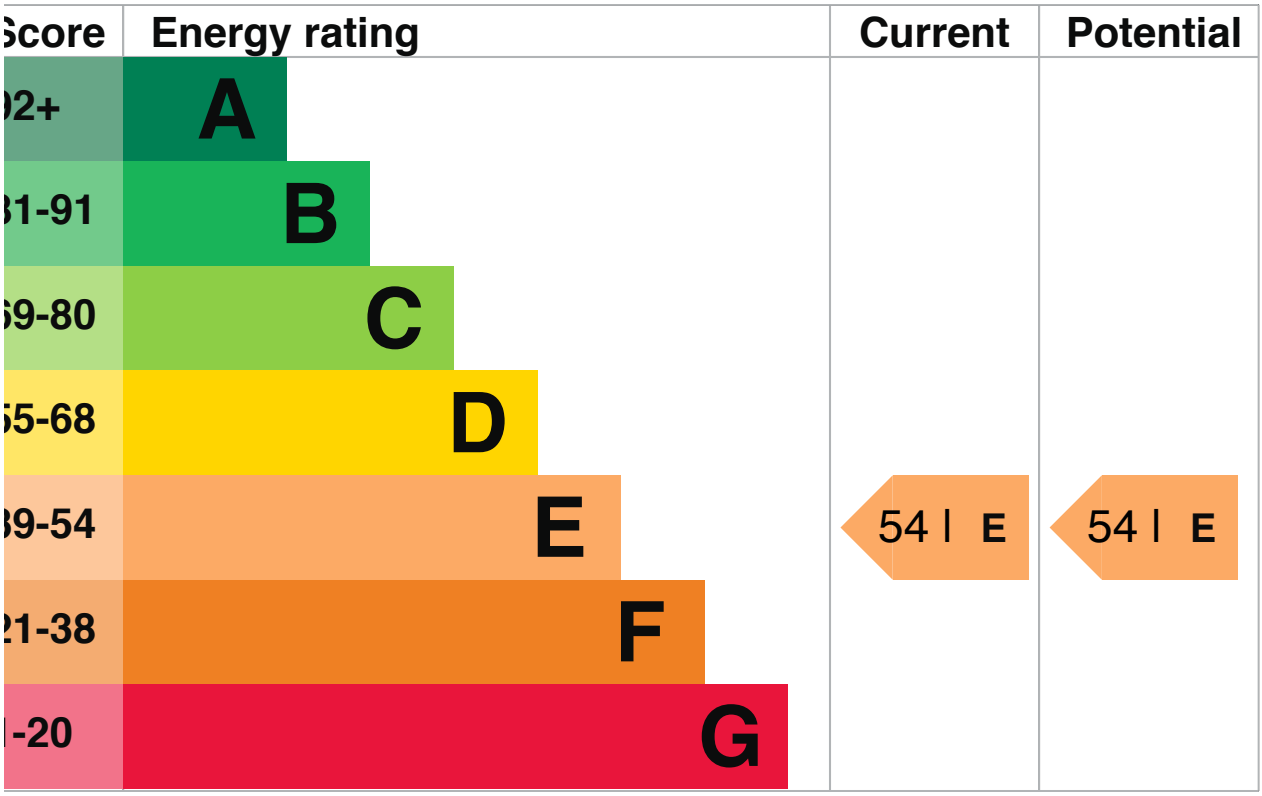
operties can be rented if they have an energy rating from A to E.

he property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords o e regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-ndlord-guidance).

nergy efficiency rating for this property

is property's current energy rating is E. It has the potential to be E.

e how to improve this property's energy performance.



e graph shows this property's current and potential energy efficiency.

operties are given a rating from A (most efficient) to G (least efficient).

operties are also given a score. The higher the number the lower your fuel bills are likely to be.

e average energy rating and score for a property in England and Wales are D (60).

eakdown of property's energy performance

is section shows the energy performance for features of this property. The assessment does not consider the condition of a ature and how well it is working.

ch feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

nen the description says "assumed", it means that the feature could not be inspected and an assumption has been made sed on the property's age and type.

ature	Description	Rating
all	Cavity wall, as built, insulated (assumed)	Good
ndow	Fully double glazed	Average
ain heating	Electric underfloor heating	Very poor
ain heating control	Temperature zone control	Good
t water	Electric immersion, off-peak	Average
ghting	Low energy lighting in all fixed outlets	Very good
oof	(another dwelling above)	N/A
oor	(another dwelling below)	N/A
condary heating	None	N/A

rimary energy use

e primary energy use for this property per year is 224 kilowatt hours per square metre (kWh/m2).

What is primary energy use?

nvironmental impact of this property

ne of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in c mes produces over a quarter of the UK's CO2 emissions.

n average household roduces	6 tonnes of CO2
his property produces	4.1 tonnes of CO2
his property's potential roduction	4.1 tonnes of CO2

making the recommended changes, you could reduce this property's CO2 emissions by 0.0 tonnes per year. This will help t otect the environment.

vironmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how ergy is consumed by the people living at the property.

ow to improve this property's energy performance

e assessor did not make any recommendations for this property.

imple Energy Advice has guidance on improving a property's nergy use. (https://www.simpleenergyadvice.org.uk/)

Potential energy rating

E

aying for energy improvements

nd energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

stimated energy use and potential savings

stimated yearly energy cost for this roperty	£1323
otential saving	£0

e estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It t based on how energy is used by the people living at the property.

e estimated saving is based on making all of the recommendations in how to improve this property's energy performance.

r advice on how to reduce your energy bills visit Simple Energy Advice (https://www.simpleenergyadvice.org.uk/).

leating use in this property

eating a property usually makes up the majority of energy costs.

stimated energy used to heat this property

pace heating	5242 kWh per year
/ater heating	2150 kWh per year

otential energy savings by installing insulation

e assessor did not find any opportunities to save energy by installing insulation in this property.

u might be able to receive Renewable Heat Incentive payments (https://www.gov.uk/domestic-renewable-heat-incentive). This wil lp to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The timated energy required for space and water heating will form the basis of the payments.

ontacting the assessor and accreditation scheme

is EPC was created by a qualified energy assessor.

ou are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

ou are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

creditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

ssessor contact details

ssessor's name	Thomas Berridge
elephone	07342035345
mail	tom.berridge@bkrfloorplans.co.uk

ccreditation scheme contact details

ccreditation scheme	Stroma Certification Ltd
ssessor ID	STRO034359
elephone	0330 124 9660
mail	certification@stroma.com

ssessment details

ssessor's declaration	No related party

ate of assessment	4 November 2019
ate of certificate	6 November 2019
/pe of assessment	▶ RdSAP

:her certificates for this property

/ou are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-rvices@communities.gov.uk, or call our helpdesk on 020 3829 0748.

ere are no related certificates for this property.