Energy performance certificate (EPC)			
Flat 10 36-42 Kings Road	Energy rating	Valid until:	18 November 2034
London SW3 4UD	D	Certificate number:	3234-6529-5009-0607-4296
Property type Top-floor flat			
Total floor area	120 square metres		

Rules on letting this property

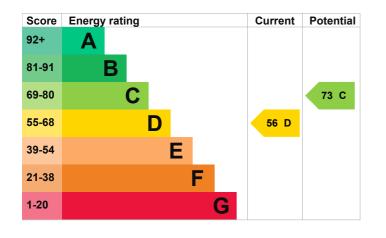
Properties can be let if they have an energy rating from A to E.

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 energy rating is D. It has the potential to be C.

<u>See how to improve this property's energy</u> <u>efficiency</u>.



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
Roof	Pitched, 200 mm loft insulation	Good
Window	Some double glazing	Poor
Main heating	Air source heat pump, warm air, electric	Poor
Main heating control	Time and temperature zone control	Very good
Hot water	Gas multipoint	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	(another dwelling below)	N/A
Secondary heating	Room heaters, electric	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

• Air source heat pump

Primary energy use

The primary energy use for this property per year is 192 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,887 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 £782 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 9,175 kWh per year for heating
- 1,693 kWh per year for hot water

Impact on the environm	nent	This property produces	3.9 tonnes of CO2
This property's environmental in has the potential to be C.	npact rating is D. It	This property's potential production	2.3 tonnes of CO2
Properties get a rating from A (b how much carbon dioxide (CO2 year.	, , ,	You could improve this prope making the suggested chang protect the environment.	
Carbon emissions		These ratings are based on a average occupancy and energy	rgy use. People living at
An average household produces	6 tonnes of CO2	the property may use different amounts of ener	

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£609
2. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£172

Advice on making energy saving improvements

Get detailed recommendations and cost estimates www.gov.uk/improve-energy-efficiency

Help paying for energy saving 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.

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	Panos Papasavva
Telephone	07960744350
Email	ppano@hotmail.co.uk

Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/019516
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	13 November 2024
Date of certificate	19 November 2024
Type of assessment	RdSAP