| Energy performance certificate (EPC) |                   |                     |                          |
|--------------------------------------|-------------------|---------------------|--------------------------|
| Flat 10<br>36-42 Kings Road          | Energy rating     | Valid until:        | 18 November 2034         |
| London<br>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

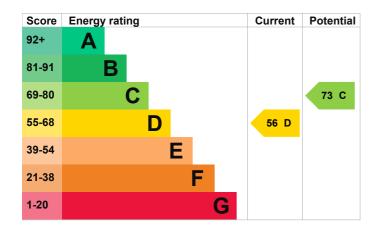
Properties can be let if they have an energy rating from A to E.

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<br>how much carbon dioxide (CO2<br>year. | , , ,                 | You could improve this prope<br>making the suggested chang<br>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<br>cost | Typical yearly<br>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            |