Energy performance certificate (EPC)				
143, Hamilton Terrace LONDON NW8 9QS	Energy rating	Valid until: 22 May 2029 Certificate number: 8251-6425-9340-2322-7926		
Property type	Detached house			
Total floor area		326 square metres		

Rules on letting this property

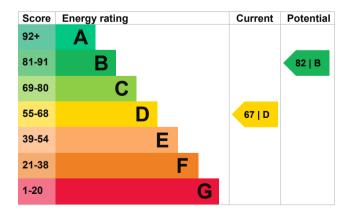
Properties can be let if they have an energy rating from A to E.

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

Energy efficiency rating for this property

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

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



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

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

Each feature is assessed as one of the following:

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

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

Feature	Description	Rating
Wall	Solid brick, as built, partial insulation (assumed)	Average
Roof	Flat, limited insulation (assumed)	Poor
Window	Partial double glazing	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	No low energy lighting	Very poor
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 174 kilowatt hours per square metre (kWh/m2).

Environmental impact of this property

This property's current environmental impact rating is D. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.

An average household produces	6 tonnes of CO2

This property produces 10.0 tonnes of CO2

This property's potential 5.2 tonnes of CO2 production

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

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

Improve this property's energy rating

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£92
2. Internal or external wall insulation	£4,000 - £14,000	£414
3. Floor insulation (solid floor)	£4,000 - £6,000	£77
4. Low energy lighting	£100	£118
5. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£60
6. Solar photovoltaic panels	£3,500 - £5,500	£303

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.

Estimated energy use and potential savings		Heating a property usually makes up the majority of energy costs.		
Based on average energy costs when this EPC was created:		Estimated energ	Estimated energy used to heat this property	
Estimated yearly energy cost for this property	£2033	Type of heating	Estimated energy used	
		Space heating	34545 kWh per year	
Potential saving if you complete every step in order	£761	Water heating	3068 kWh per year	
		Potential energy savings by installing insulation		
The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property. Heating use in this property		Type of insulation	Amount of energy saved	
		Solid wall insulation	9228 kWh per year	
		Saving energy in this property		
		Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency .		

Contacting the assessor and accreditation scheme

This EPC was created by a gualified energy assessor.

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

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

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

Assessor contact details

Assessor's name	Rajan Bakshi
Telephone	07944 144431
Email	<u>bakshi_r@hot</u>

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate Type of assessment

1 tmail.com

Elmhurst Energy Systems Ltd EES/006735 01455 883 250 enquiries@elmhurstenergy.co.uk

No related party 22 May 2019 23 May 2019 RdSAP