

# Energy performance certificate (EPC)

3a Acacia Road  
LONDON  
NW8 6AB

Energy rating

**E**

Valid until: **14 June 2033**

Certificate number: **9754-3027-1206-0717-7200**

Property type

Mid-terrace house

Total floor area

107 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) (<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 E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		83 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	41 <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

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)	Poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Flat, no insulation (assumed)	Very poor
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system, no cylinder thermostat	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 397 kilowatt hours per square metre (kWh/m<sup>2</sup>).

---

## How this affects your energy bills

An average household would need to spend **£3,569 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 £2,161 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:

- 20,429 kWh per year for heating
- 4,121 kWh per year for hot water

### Saving energy by installing insulation

Energy you could save:

- 1,352 kWh per year from solid wall insulation

### More ways to save energy

Find ways to save energy in your home by visiting [www.gov.uk/improve-energy-efficiency](http://www.gov.uk/improve-energy-efficiency).

---

### Environmental impact of this property

This property produces 7.5 tonnes of CO<sub>2</sub>

---

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

This property's potential production 1.8 tonnes of CO<sub>2</sub>

---

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year. CO<sub>2</sub> harms the environment.

You could improve this property's CO<sub>2</sub> emissions by making the suggested changes. This will help to protect the environment.

### Carbon emissions

An average household produces 6 tonnes of CO<sub>2</sub>

---

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

---

## Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£652

---

Step	Typical installation cost	Typical yearly saving
2. Room-in-roof insulation	£1,500 - £2,700	£704
3. Internal or external wall insulation	£4,000 - £14,000	£200
4. Floor insulation (suspended floor)	£800 - £1,200	£108
5. Increase hot water cylinder insulation	£15 - £30	£71
6. Hot water cylinder thermostat	£200 - £400	£145
7. Condensing boiler	£2,200 - £3,000	£180
8. Solar water heating	£4,000 - £6,000	£103
9. Solar photovoltaic panels	£3,500 - £5,500	£659

## Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). 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	John Wykes-Sneyd
Telephone	07776 300 139
Email	<a href="mailto:johnwykessneyd@gmail.com">johnwykessneyd@gmail.com</a>

### 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/020481
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Assessor's declaration	No related party
Date of assessment	15 June 2023
Date of certificate	15 June 2023
Type of assessment	<a href="#">RdSAP</a>

---