27 square metres

Total floor area

Energy performance certificate (EPC) Flat 131 Nell Gwynn House Sloane Avenue LONDON SW3 3AX Energy rating C Valid until: 4 October 2028 Certificate number: 0098-2929-7280-3388-2990 Mid-floor flat

Rules on letting this property

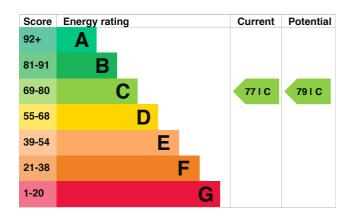
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>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 C. It has the potential to be C.

See how to improve this property's energy 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, no insulation (assumed)	Very poor
Window	Partial secondary glazing	Poor
Main heating	Community scheme	Good
Main heating control	Flat rate charging, TRVs	Average
Hot water	Community scheme	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 197 kilowatt hours per square metre (kWh/m2).

Environmental imp property	act of this	This property's potential production	0.7 tonnes of CO2
This property's current environmental impact rating is B. It has the potential to be B.		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
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	6 tonnes of CO2	Environmental impact ratin assumptions about average	e occupancy and
produces	0 10111103 01 002	energy use. They may not consumed by the people liv	
This property produces	0.9 tonnes of CO2		

Improve this property's energy rating

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£13
2. Replace single glazed windows with low-E double glazed	£3,300 - £6,500	£20

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

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£258
Potential saving if you complete every step in order	£32

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

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

Estimated energy used to heat this property

Type of heating	Estimated energy used
Space heating	1016 kWh per year
Water heating	1655 kWh per year

Potential energy savings by installing insulation

Solid wall insulation 235 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 qualified 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 Elliott Warwick Telephone 07916 127733

Email <u>elliottwarwick@dipdea.com</u>

Accreditation scheme contact details

Accreditation scheme Quidos Limited
Assessor ID QUID205001
Telephone 01225 667 570
Email info@quidos.co.uk

Assessment details

Assessor's declaration No related party
Date of assessment 1 October 2018
Date of certificate 5 October 2018

Type of assessment RdSAP