Energy performance certificate (EPC)			
23a, Alvanley Gardens LONDON NW6 1JD	Energy rating	Valid until: 10 December 2022 Certificate number: 9305-2839-7629-9792-2611	
Property type	Ground-floor flat		
Total floor area	93 square metres		

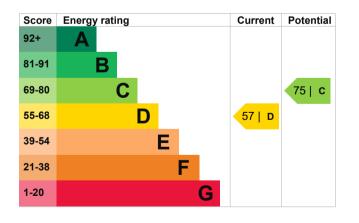
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

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

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



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

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	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	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
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 263 kilowatt hours per square metre (kWh/m2).

Environmental impac property	ct of this	This property's potential production	2.4 tonnes of CO2
One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO2 emissions.		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 2.3 tonnes per year. This will help to protect the environment.	
An average household 6 tonnes of CO2 produces		Environmental impact ratings are based on assumptions about average occupancy and	
This property produces	4.7 tonnes of CO2	energy use. They may not reflect how energy consumed by the people living at the propert	

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from D (57) to C (75).

Recommendation	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£320
2. Floor insulation	£800 - £1,200	£86

Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings		Heating a property us majority of energy cos	
Estimated yearly energy cost for this property Potential saving	£957 £405	Estimated energy us Space heating	sed to heat this property 17276 kWh per year
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.		Water heating2809 kWh per yearPotential energy savings by installing insulationType of insulationAmount of energy saved	
The estimated saving is based on making all of the recommendations in <u>how to improve this</u> <u>property's energy performance</u> . For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (<u>https://www.simpleenergyadvice.org.uk/</u>). Heating use in this property		Solid wall insulation 8497 kWh per year You might be able to receive <u>Renewable Heat</u> <u>Incentive payments (https://www.gov.uk/domestic- renewable-heat-incentive)</u> . This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.	

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 Telephone Email David Schloss 02084587444 <u>david@cecenergy.co.uk</u>

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

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Type of assessment

Quidos Limited QUID200836 01225 667 570 info@guidos.co.uk

Energy performance certificate (EPC)			
Flat 1 23 Alvanley Gardens LONDON NW6 1JD	Energy rating	Valid until: 10 December 2022 Certificate number: 9706-2839-7620-9792-2715	
Property type	Mid-floor flat		
Total floor area	60 square metres		

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

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

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



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

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	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	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	(other premises below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 239 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

• System build present

Environmental impact of this This property's potential 1.4 tonnes of CO2 production property One of the biggest contributors to climate By making the recommended changes, you change is carbon dioxide (CO2). The energy could reduce this property's CO2 emissions by used for heating, lighting and power in our 1.3 tonnes per year. This will help to protect the homes produces over a guarter of the UK's CO2 environment. emissions. Environmental impact ratings are based on 6 tonnes of CO2 An average household assumptions about average occupancy and produces energy use. They may not reflect how energy is consumed by the people living at the property. This property produces 2.7 tonnes of CO2

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from D (64) to C (78).

Recommendation	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£226

Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£610
Potential saving	£226

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.

The estimated saving is based on making all of the recommendations in <u>how to improve this</u> <u>property's energy performance</u>.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (<u>https://www.simpleenergyadvice.org.uk/</u>).

Heating use in this property

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

 Estimated energy used to heat this property

 Space heating
 8768 kWh per year

 Water heating
 2536 kWh per year

Potential energy savings by installing insulation

Type of insulation Amount of energy saved

Solid wall insulation 5721 kWh per year

You might be able to receive <u>Renewable Heat</u> <u>Incentive payments (https://www.gov.uk/domestic-</u><u>renewable-heat-incentive</u>). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

This EPC was created by a qualified energy assessor.

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Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

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Quidos Limited QUID200836 01225 667 570 info@guidos.co.uk

Energy performance certificate (EPC)			
Flat 3 23 Alvanley Gardens LONDON NW6 1JD	Energy rating	Valid until: 10 December 2022 Certificate number: 8262-7722-0599-7319-7996	
Property type	Top-floor flat		
Total floor area	55 square metres		

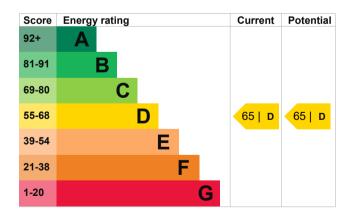
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

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

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



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

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	Timber frame, as built, no insulation (assumed)	Very poor
Wall	System built, as built, no insulation (assumed)	Very poor
Roof	Flat, limited insulation	Poor
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	(other premises below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 237 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

• System build present

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO2 emissions.

An average household produces	6 tonnes of CO2
This property produces	2.5 tonnes of CO2

This property's potential 2.5 tonnes of CO2 production

By making the <u>recommended changes</u>, you could reduce this property's CO2 emissions by 0.0 tonnes per year. 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.

The assessor did not make any recommendations for this property.

Simple Energy Advice has guidance on improving a property's energy use. (https://www.simpleenergyadvice.org.uk/)

Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings		Estimated energy used to heat this property	
· · ·		Space heating	7869 kWh per year
Estimated yearly energy cost for this property	£571		
		Water heating	2485 kWh per year
Potential saving	£0		
		Potential energy savings by installing	

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.

The estimated saving is based on making all of the recommendations in how to improve this property's energy performance.

For advice on how to reduce your energy bills visit Simple Energy Advice (https://www.simpleenergyadvice.org.uk/).

Heating use in this property

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

insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

You might be able to receive Renewable Heat Incentive payments (https://www.gov.uk/domesticrenewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

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Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

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Type of assessment

Quidos Limited QUID200836 01225 667 570 info@guidos.co.uk

Energy performance certificate (EPC)					
Flat 4 23 Alvanley Gardens LONDON NW6 1JD	Energy rating	Valid until: 10 December 2022 Certificate number: 9198-5967-7212-0232-7964			
Property type	Top-floor flat				
Total floor area		38 square metres			

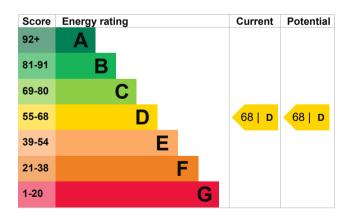
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

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

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



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

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

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Feature	Description	Rating
Wall	Timber frame, as built, no insulation (assumed)	Very poor
Wall	System built, as built, no insulation (assumed)	Very poor
Roof	Flat, limited insulation	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	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	(other premises below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 241 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

• System build present

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO2 emissions.

An average household produces	6 tonnes of CO2		
This property produces	1.8 tonnes of CO2		

This property's potential 1.8 tonnes of CO2 production

By making the <u>recommended changes</u>, you could reduce this property's CO2 emissions by 0.0 tonnes per year. 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.

The assessor did not make any recommendations for this property.

Simple Energy Advice has guidance on improving a property's energy use. (https://www.simpleenergyadvice.org.uk/)

Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings		Estimated energy used to heat this property	
		Space heating	5828 kWh per year
Estimated yearly energy cost for this property	£440		
		Water heating	1402 kWh per year
Potential saving	£0		
		Potential energy savings by installing	

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.

The estimated saving is based on making all of the recommendations in how to improve this property's energy performance.

For advice on how to reduce your energy bills visit Simple Energy Advice (https://www.simpleenergyadvice.org.uk/).

Heating use in this property

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

insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

You might be able to receive Renewable Heat Incentive payments (https://www.gov.uk/domesticrenewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

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