# **Energy performance certificate (EPC)**

Flat 42 Wilbraham House Wandsworth Road LONDON SW8 2XD Energy rating

Valid until: 17 May 2033

Certificate number:

0476-1019-6225-1207-1200

Property type

Ground-floor flat

Total floor area

44 square metres

# Rules on letting this property

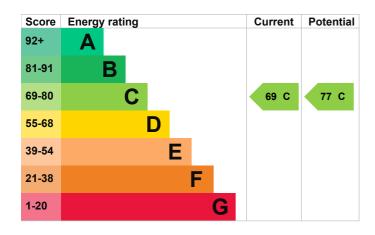
Properties can be let if they have an energy rating from A to E.

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 C. It has the potential to be C.

See how to improve this property's energy efficiency.



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
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, no cylinder thermostat	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
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 230 kilowatt hours per square metre (kWh/m2).

# How this affects your energy bills

An average household would need to spend £443 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 £110 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:

- · 4,436 kWh per year for heating
- 1,758 kWh per year for hot water

# This property's environmental impact rating is C. It has the potential to be B. This property's potential production This property's potential 1.1 tonnes of CO2 production This property's potential production You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

## **Carbon emissions**

An average household produces

6 tonnes of CO2

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

# Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£76
2. Floor insulation (solid floor)	£4,000 - £6,000	£34

## 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 may be eligible for help with the cost of improvements:

• Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)

# 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	Robin Stevens
Telephone	02079657452
Email	robin@jamesstevens.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	Stroma Certification Ltd	
Assessor's ID	STRO034002	
Telephone	0330 124 9660	
Email	certification@stroma.com	
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About this assessment	Manualata dan arta	
Assessor's declaration	No related party	
	No related party 3 May 2023	
Assessor's declaration		