

Energy performance certificate (EPC)

Apartment 401
Abbeville Apartments
37 London Road
BARKING
IG11 8FW

Energy rating

B

Valid until:

6 March 2035

Certificate number:

0074-0209-2305-3660-0914

Property type

Mid-floor flat

Total floor area

73 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 energy rating is B. It has the potential to be B.

[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

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

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 | Timber frame, as built, insulated (assumed) | Very good |
| Window | Fully double glazed | Average |
| Main heating | Community scheme | Good |
| Main heating control | Charging system linked to use of community heating, programmer and at least two room thermostats | Good |
| 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 15 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£579 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 £0 per year** if you complete the suggested steps for improving this property’s energy rating.

This is **based on average costs in 2025** 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:

- 1,172 kWh per year for heating
- 2,089 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is A. It has the potential to be A.

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

Carbon emissions

An average household produces 6 tonnes of CO₂

This property produces 0.2 tonnes of CO₂

This property's potential production 0.2 tonnes of CO₂

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

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

The assessor did not make any recommendations for this property.

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](http://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 \(www.gov.uk/apply-boiler-upgrade-scheme\)](http://www.gov.uk/apply-boiler-upgrade-scheme)
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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 | Imran Ali |
| Telephone | 07455779999 |
| Email | imrangassafe@gmail.com |

Contacting the accreditation scheme

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

| | |
|----------------------|----------------------------------------------------------|
| Accreditation scheme | Quidos Limited |
| Assessor's ID | QUID207024 |
| Telephone | 01225 667 570 |
| Email | info@quidos.co.uk |

About this assessment

| | |
|------------------------|-----------------------|
| Assessor's declaration | No related party |
| Date of assessment | 6 March 2025 |
| Date of certificate | 7 March 2025 |
| Type of assessment | RdSAP |
