

# Energy performance certificate (EPC)

52, Eatonville Road LONDON SW17 7SL	Energy rating <b>D</b>	Valid until: <b>4 December 2029</b>
		Certificate number: <b>8990-2046-4829-8007-8213</b>

**Property type**  
Semi-detached house

**Total floor area**  
223 square metres

**Rules on letting this property**

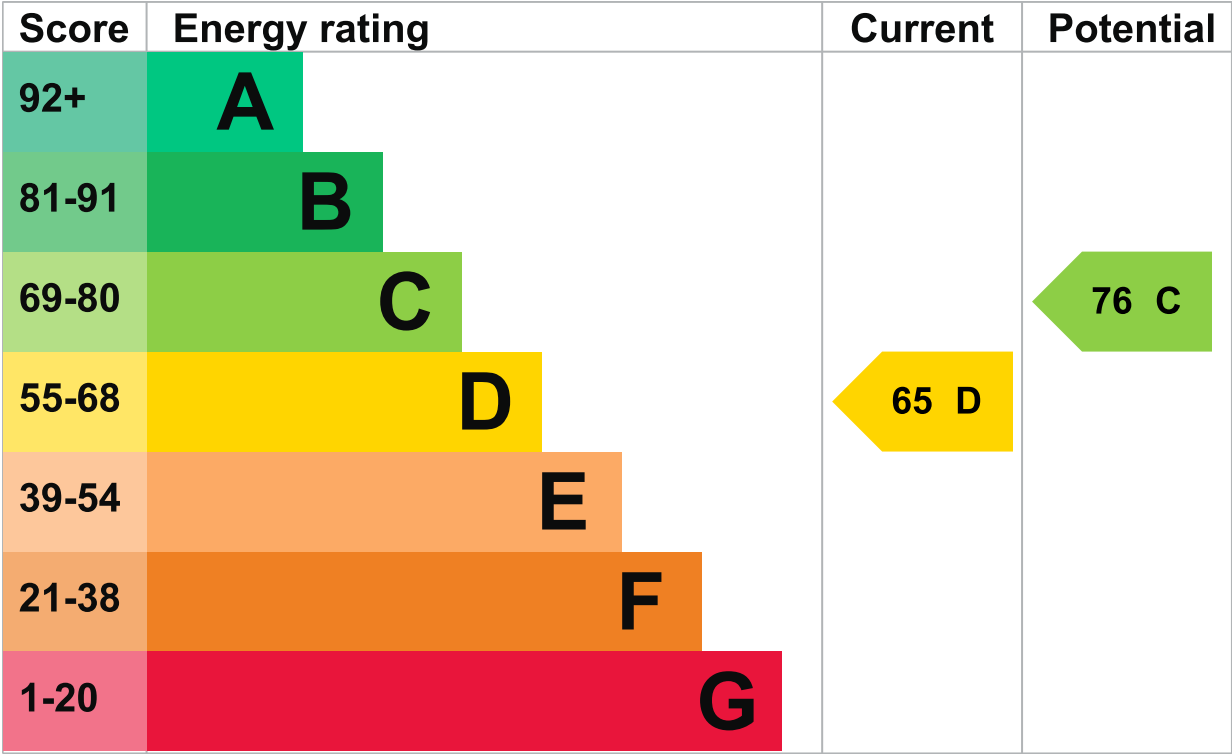
Properties can be let if they have an energy rating from A to E.

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 D. 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)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Roof room(s), insulated (assumed)	Good
Roof	Pitched, insulated (assumed)	Good
Window	Mostly double glazing	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good

Feature	Description	Rating
Hot water	From main system	Good
Lighting	Low energy lighting in 33% of fixed outlets	Average
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

## Primary energy use

The primary energy use for this property per year is 170 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [About primary energy use](#)

### How this affects your energy bills

An average household would need to spend **£1,559 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 £301 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** 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:

- 19,661 kWh per year for heating
- 3,015 kWh per year for hot water

## Saving energy by installing insulation

Energy you could save:

- 1,352 kWh per year from loft insulation
- 3,603 kWh per year from solid wall insulation

## More ways to save energy

[Find ways to save energy in your home.](#)

### Environmental impact of this property

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

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.

# Carbon emissions

An average household produces

6 tonnes of CO2

This property produces

6.7 tonnes of CO2

This property's potential production

4.4 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.

► [Do I need to follow these steps in order?](#)

---

## Step 1: Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£198

Potential rating after completing step 1

69 C

---

## Step 2: Floor insulation (suspended floor)

Typical installation cost

£800 - £1,200

Typical yearly saving

£39

Potential rating after completing steps 1 and 2

70 C

---

## Step 3: Low energy lighting

Typical installation cost

£110

Typical yearly saving

£64

Potential rating after completing steps 1 to 3

71 C

---

## Step 4: Solar photovoltaic panels, 2.5 kWp

### Typical installation cost

£3,500 - £5,500

---

### Typical yearly saving

£317

---

### Potential rating after completing steps 1 to 4

76 C

---

## 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

Peter Hussey

---

### Telephone

07774 729 258

---

### Email

[petehussey@blueyonder.co.uk](mailto:petehussey@blueyonder.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

Quidos Limited

---

### Assessor's ID

QUID200537

---

### Telephone

01225 667 570

---

## Email

[info@guidos.co.uk](mailto:info@guidos.co.uk)

---

## About this assessment

### Assessor's declaration

No related party

---

### Date of assessment

4 December 2019

---

### Date of certificate

5 December 2019

---

### Type of assessment

► [RdSAP](#)

---

### Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.