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Energy performance certificate (EPC)

 **This certificate has expired.**

7, Oakfields Road LONDON NW11 0JA	Energy rating E	This certificate expired on:	5 December 2019
		Certificate number:	8651-6622-7239-9067-0002

Property type

Detached house

Total floor area

200 square metres

Rules on letting this property

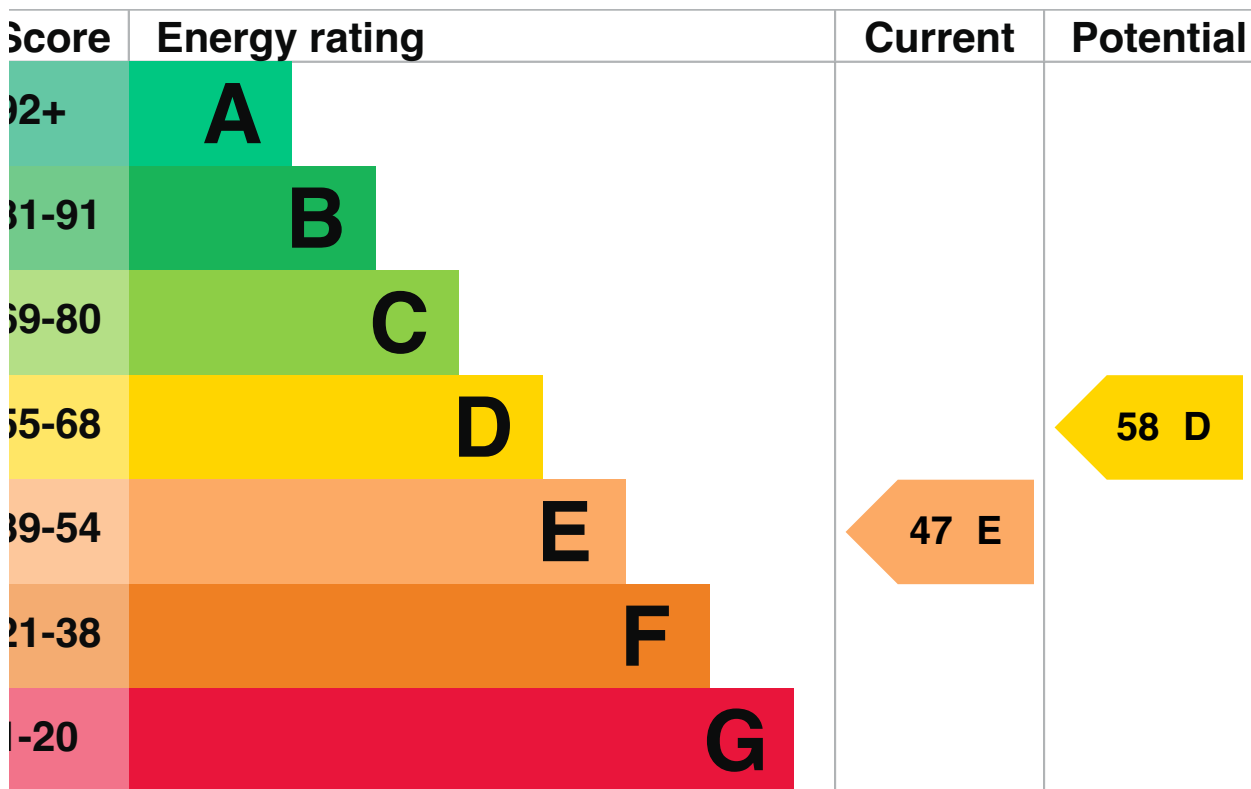
Properties can be let if they have an energy rating from A to E.

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 E. It has the potential to be D.

[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
Roof	Pitched, no insulation	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Very good

Central heating control	Programmer and room thermostat	Average
Hot water	From main system	Very good
Lighting	No low energy lighting	Very poor
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 336 kilowatt hours per square metre (kWh/m²).

[About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£1,938 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 £381 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2009** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Impact on the environment

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

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 **11.0 tonnes of CO₂**

This property's potential production is **9.0 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

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

Step 1: Increase loft insulation to 270 mm

Typical installation cost Information unavailable

Typical yearly saving £29

Potential rating after completing step  56 D

Step 2: Low energy lighting

Typical installation cost Information unavailable

Typical yearly saving £8

Potential rating after completing steps 1 and 2  58 D

Step 3: Internal wall insulation

Typical installation cost Information unavailable

Typical yearly saving £45

Potential rating after completing steps 1 to 3  71 C

Step 4: Solar photovoltaic panels, 2.5 kWp

Typical installation cost Information unavailable

Typical yearly saving £16

Potential rating after completing

Steps 1 to 4

77 C

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

Help paying for energy saving improvements

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

Insulation: [Great British Insulation Scheme](#)

Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)

Help from your energy supplier: [Energy Company Obligation](#)

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	Gabriel Deutsch
Telephone	0845 6211111
Mail	info@stroma.com

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	STRO002990
Telephone	0330 124 9660
Mail	certification@stroma.com

About this assessment

Assessor's declaration	No related party
Date of assessment	3 December 2009
Date of certificate	6 December 2009
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 ecdg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



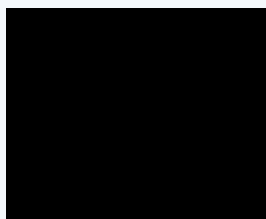
[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

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