

Energy Performance Certificate



Flat 18 Strathmore Court, 143, Park Road, LONDON, NW8 7HY

Dwelling type: Ground-floor flat
Date of assessment: 22 October 2013
Date of certificate: 23 October 2013
Reference number: 9419-2852-7303-9527-3195
Type of assessment: RdSAP, existing dwelling
Total floor area: 76 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

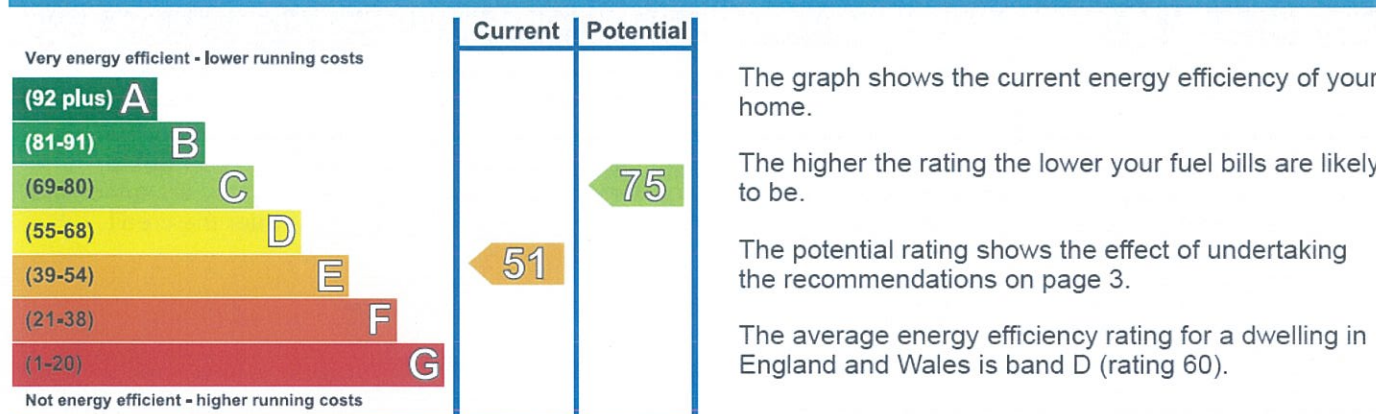
Estimated energy costs of dwelling for 3 years:	£ 3,009
Over 3 years you could save	£ 1,485

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 177 over 3 years	£ 177 over 3 years	
Heating	£ 2,487 over 3 years	£ 1,068 over 3 years	
Hot Water	£ 345 over 3 years	£ 279 over 3 years	
Totals	£ 3,009	£ 1,524	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient



Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 997	
2 Floor insulation	£800 - £1,200	£ 287	
3 Heat recovery system for mixer showers	£585 - £725	£ 65	









See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Recommendations

The measures below will improve the energy performance of your dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions you could take today to save money is available at www.direct.gov.uk/savingenergy. Before installing measures, you should make sure you have secured the appropriate permissions, where necessary. Such permissions might include permission from your landlord (if you are a tenant) or approval under Building Regulations for certain types of work.

Measures with a green tick  are likely to be fully financed through the Green Deal since the cost of the measures should be covered by the energy they save. Additional support may be available for homes where solid wall insulation is recommended. If you want to take up measures with an orange tick , be aware you may need to contribute some payment up-front.

Recommended measures	Indicative cost	Typical savings per year	Rating after improvement	Green Deal finance
Internal or external wall insulation	£4,000 - £14,000	£ 332	 D68	
Floor insulation	£800 - £1,200	£ 96	 C72	
Heat recovery system for mixer showers	£585 - £725	£ 22	 C73	
Replace single glazed windows with low-E double glazing	£3,300 - £6,500	£ 44	 C75	

Choosing the right package

Visit www.epcadviser.direct.gov.uk, our online tool which uses information from this EPC to show you how to save money on your fuel bills. You can use this tool to personalise your Green Deal package.

Directgov
 Public services all in one place

Green Deal package	Typical annual savings
Internal or external wall insulation	Total savings of £428
Floor insulation	
Electricity/gas/other fuel savings	£0 / £428 / £0

You could finance this package of measures under the Green Deal. It could **save you £428 a year** in energy costs, based on typical energy use. Some or all of this saving would be recouped through the charge on your bill.