

Energy performance certificate (EPC)

12 Sunbury Gardens
LONDON
NW7 3SG

Energy rating

G

Valid until: 23 May 2032

Certificate number: 8732-2625-5100-0029-6226

Property type

Detached house

Total floor area

105 square metres

Rules on letting this property

You may not be able to let this property

This property has an energy rating of G. It cannot be let, unless an exemption has been registered. 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).

Properties can be rented if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

Energy efficiency rating for this property

This property's current energy rating is G. It has the potential to be D.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E		
21-38	F		
1-20	G	3 G	

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Walls	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, no insulation	Very poor
Windows	Single glazed	Very poor
Main heating	Boiler and radiators, dual fuel (mineral and wood)	Poor
Main heating control	No time or thermostatic control of room temperature	Very poor
Hot water	From main system, no cylinder thermostat	Very poor
Lighting	Low energy lighting in 67% of fixed outlets	Good
Floors	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 699 kilowatt hours per square metre (kWh/m²).

[What is primary energy use?](#)

Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO₂) they produce.

Properties with an A rating produce less CO₂ than G rated properties.

An average household produces

6 tonnes of CO₂

This property produces

16.0 tonnes of CO₂

This property's potential reduction

4.1 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 11.9 tonnes per year. This will help protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

improve this property's energy performance

Following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from G (3) D (65).

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

Potential energy
rating

D

Step 1: Increase loft insulation to 270 mm

Increase loft insulation to 270 mm

Typical installation cost

£100 - £350

Typical yearly saving

£488

Potential rating after completing step

11 | G

Step 2: Internal or external wall insulation

Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£888

Potential rating after completing steps
and 2

29 | F

Step 3: Floor insulation (solid floor)

Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£155

Potential rating after completing steps
to 3

33 | F

step 4: Draught proofing

draught proofing

typical installation cost

£80 - £120

typical yearly saving

£85

potential rating after completing steps to 4

36 | F

step 5: Heating controls (programmer, room thermostat and TRVs)

heating controls (programmer, thermostat, TRVs)

typical installation cost

£350 - £450

typical yearly saving

£187

potential rating after completing steps to 5

41 | E

step 6: Solar water heating

solar water heating

typical installation cost

£4,000 - £6,000

typical yearly saving

£155

potential rating after completing steps to 6

46 | E

step 7: Double glazed windows

replace single glazed windows with low-E double glazed windows

typical installation cost

£3,300 - £6,500

typical yearly saving

£259

potential rating after completing steps to 7

55 | D

step 8: High performance external doors

High performance external doors

Typical installation cost

£1,500

Typical yearly saving

£43

potential rating after completing steps to 8

57 | D

step 9: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£350

potential rating after completing steps to 9

65 | D

Looking for energy improvements

[Find energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property

£3481

Potential saving

£2259

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is based on how energy is used by the people living at the property.

The potential saving shows how much money you could save if you [complete each recommended step in order](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.simpleenergyadvice.org.uk/\)](https://www.simpleenergyadvice.org.uk/).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Type of heating	Estimated energy used
Space heating	27934 kWh per year
Water heating	3609 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	4765 kWh per year
Solid wall insulation	8666 kWh per year

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Bilal Khan
Telephone	07737075738
Email	bilalkhan_2001@hotmail.com

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/019649
Telephone	01455 883 250

Assessment details

Assessor's declaration	No related party
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Date of assessment	21 May 2022
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Date of certificate	24 May 2022
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Type of assessment	▶ RdSAP
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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 ihc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.