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**WARWALL, LONDON, LONDON, E6**

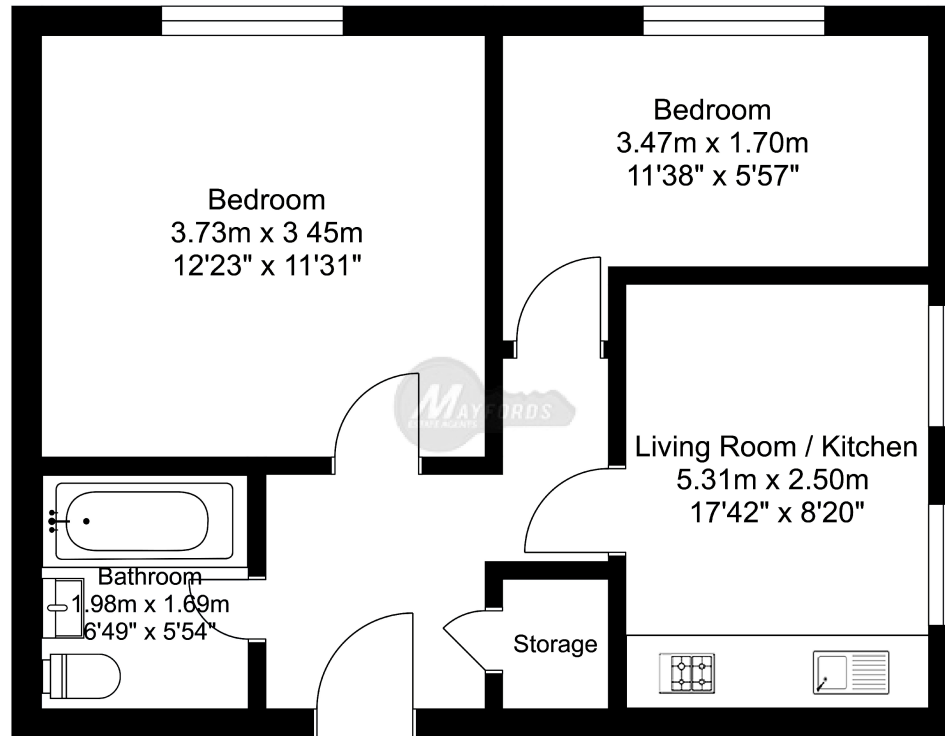
**£265,000**

Mayfords are proud to present this superb two double bedroom flat in the exceptional Gallions Reach community. The apartment is situated on the ground floor and comprises two double bedrooms, one family bathroom and an open-plan bright reception room, with other advantages including a well-equipped and fitted kitchen. This delightful home is located within close reach of the transport facilities of Beckton and Gallions Reach DLR train stations, whilst also providing easy access to the North Circular Road and A13. The property is also located near Gallions Reach's large Shopping Park and three large supermarkets.

**OUR SERVICE, YOUR COMFORT**







**Total floor area 43.26 sq. meters (465.65 sq. feet)**

This floor plan is for illustrative purposes only. It's not draw to scale any measurements, floor areas (including total floor area) openings are approximate. Plan produce for Mayfords Estate Agents produced by [www.evolve-uk.co.uk](http://www.evolve-uk.co.uk)



# Energy performance certificate (EPC)

4, Warwall  
LONDON  
E6 6WG

Energy rating

D

Valid until: 2 November 2027

Certificate number: 9364-2840-6308-9723-5421

Property type

Ground-floor flat

Total floor area

40 square metres

## Rules on letting this property

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

If the property is rated F or 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).

## Energy efficiency rating for this property

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	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
Wall	Cavity wall, filled cavity	Good
Wall	Cavity wall, as built, partial insulation (assumed)	Average
Window	Single glazed	Very poor
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Average
Lighting	No low energy lighting	Very poor
Roof	(another dwelling above)	N/A
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

### Primary energy use

The primary energy use for this property per year is 516 kilowatt hours per square metre (kWh/m<sup>2</sup>).

### Additional information

Additional information about this property:

- Cavity fill is recommended
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## Environmental impact of this property

This property's current environmental impact rating is E. 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

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This property produces 3.5 tonnes of CO2

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This property's potential production 1.9 tonnes of CO2

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By making the [recommended changes](#), you could reduce this property's CO2 emissions by 1.6 tonnes per year. This will help to 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.

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## Improve this property's energy performance

By 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 D (59) to C (78).

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£28
2. Floor insulation (suspended floor)	£800 - £1,200	£103
3. Draught proofing	£80 - £120	£9
4. Low energy lighting	£60	£26
5. High heat retention storage heaters	£1,200 - £1,800	£71
6. Heat recovery system for mixer showers	£585 - £725	£17
7. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£49

## Paying 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>)

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## Estimated energy use and potential savings

Estimated yearly energy cost for this property	£630
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Potential saving	£301
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The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not 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/>).

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## 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
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Space heating	4834 kWh per year
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Water heating	1573 kWh per year
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## Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
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Cavity wall insulation	316 kWh per year
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## 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	Navneet Sehgal
Telephone	07780624287
Email	<a href="mailto:navneet@eliteimp.co.uk">navneet@eliteimp.co.uk</a>

### Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO025416
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### Assessment details

Assessor's declaration	No related party
Date of assessment	20 October 2017
Date of certificate	3 November 2017
Type of assessment	<a href="#">RdSAP</a>

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