

# Energy performance certificate (EPC)

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Flat 2  
20 Notting Hill Gate  
LONDON  
W11 3JE

Energy rating

C

Valid until

**29 May 2028**

Certificate number

2518-8042-7225-5188-3914

### Property type

Mid-floor flat

### Total floor area

42 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](#).

## Energy rating and score

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

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

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

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	Timber frame, as built, no insulation (assumed)	Poor
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	No low energy lighting	Very poor
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

**Primary energy use**

The primary energy use for this property per year is 201 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 **£395 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 £82 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2018** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

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### Heating this property

Estimated energy needed in this property is:

- 3,422 kWh per year for heating
- 1,437 kWh per year for hot water

## Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

### Carbon emissions

**An average household produces**

6 tonnes of CO<sub>2</sub>

**This property produces**

1.5 tonnes of CO<sub>2</sub>

**This property's potential production**

1.1 tonnes of CO<sub>2</sub>

You could improve this property's CO<sub>2</sub> 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?

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### **Step 1: Internal or external wall insulation**

**Typical installation cost**

£4,000 - £14,000

**Typical yearly saving**

£54

**Potential rating after completing step 1**

76 C

### **Step 2: Low energy lighting**

**Typical installation cost**

£45

**Typical yearly saving**

£28

**Potential rating after completing steps 1 and 2**

77 C

### **Help paying for energy improvements**

You might be able to get a grant from the [Boiler Upgrade Scheme](#). This will help you buy a more efficient, low carbon heating system for this property.

## **More ways to save energy**

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

## **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**

Henrietta Vaszilko

#### **Telephone**

01273499141

#### **Email**

[admin@easyepc.org](mailto:admin@easyepc.org)

### **Contacting the accreditation scheme**

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

#### **Accreditation scheme**

Elmhurst Energy Systems Ltd

#### **Assessor's ID**

EES/015086

#### **Telephone**

01455 883 250

#### **Email**

[enquiries@elmhurstenergy.co.uk](mailto:enquiries@elmhurstenergy.co.uk)

### **About this assessment**

#### **Assessor's declaration**

No related party

#### **Date of assessment**

29 May 2018  
**Date of certificate**

30 May 2018  
**Type of assessment**

Show information about the 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 [mhclg.digital-services@communities.gov.uk](mailto:mhclg.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.