

Your Logo



**Dorking Court, Hampden Lane, N17 0AT**  
Offers In Region Of £279,999

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**An immaculate One Bedroom Flat**

- Comes with a garage
- Lovely fitted Kitchen & Bathroom
- New lease
- Fully double glazed
- Gas central heating
- Chain Free
- Ideal for a residential purchase & an investment
- EPC Rating:
- Council Tax Band: B

Your Logo



Floor Area: 476 sq. ft.    Tenure: Leasehold    Service Charge: £2000 per annum    Ground Rent: £Peppercorn per annum

07/03/2025, 08:34    Energy performance certificate (EPC) - Find an energy certificate - GOV.UK    English | [العربية](#)

### Energy performance certificate (EPC)

Plot 6 Dunelm House Dunelm House 111-113	Energy rating <b>F</b>	Valid until 6 March 2030 Current 0075-1202-6459-8515-1800
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Property type    Top-floor flat  
Total floor area    42 square metres

#### Rules on letting this property

**You may not be able to let this property**

This property has an energy rating of 'F'. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on how exemptions and improvements can be used to let a property with a low energy rating](#).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve the energy rating of a property](#).

#### Energy rating and score

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

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

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

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0075-1202-6459-8515-1800>

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