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4, FORGE SQUARE, LONDON, LONDON, E14

£2,300 PCM

Mayfords are Proud to present you with this stunning two bedroom duplex apartment within a gated development, boasting communal gardens, off-road parking and a 12-hour concierge. Its vibrant, spacious, open plan kitchen/lounge area on the ground floor is ideal for both relaxing and entertaining guests. This great property has been finished to an exceptional standard and offers affordable living in a prestigious location. It is located in the heart of the London Docklands, within walking distance of the DLR, thus providing transport links to Canary Wharf and Central London.

OUR SERVICE, YOUR COMFORT

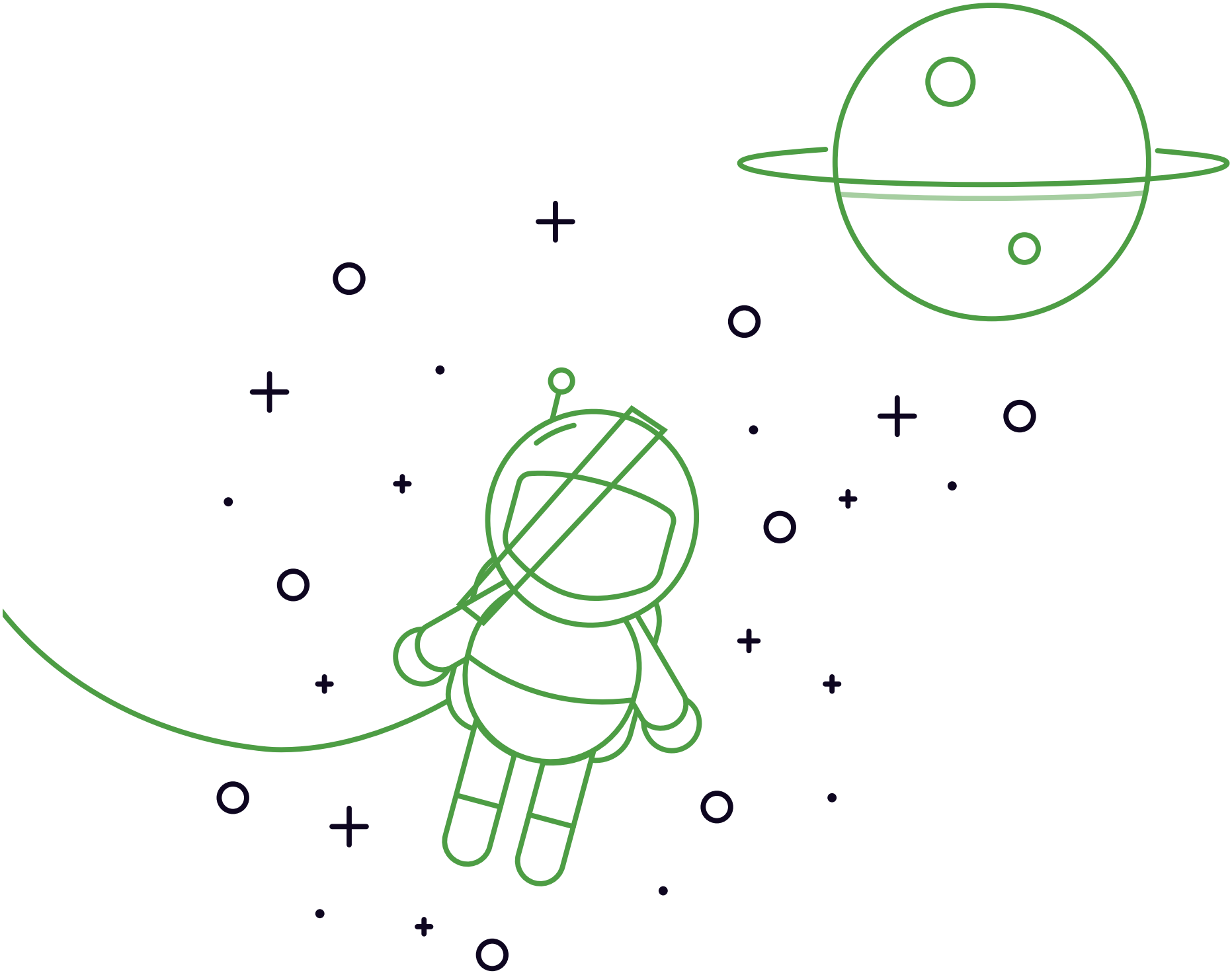



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Energy Performance Certificate

HM Government

24, Forge Square, LONDON, E14 3GY

Dwelling type:	Ground-floor maisonette	**Reference number:**	0264-2869-6714-9891-7281
Date of assessment:	11 September 2019	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	13 September 2019	**Total floor area:**	93 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

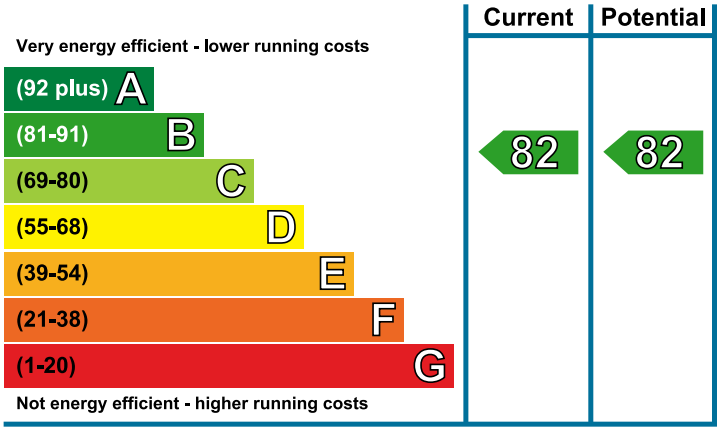
Estimated energy costs of dwelling for 3 years:	**£ 1,161**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 225 over 3 years	£ 225 over 3 years	Not applicable
Heating	£ 606 over 3 years	£ 606 over 3 years	
Hot Water	£ 330 over 3 years	£ 330 over 3 years	
Totals	**£ 1,161**	**£ 1,161**	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	System built, as built, insulated (assumed)	★★★★☆
Roof	(another dwelling above)	—
Floor	(another dwelling below)	—
Windows	Fully double glazed	★★★★☆
Main heating	Community scheme	★★★★☆
Main heating controls	Flat rate charging, room thermostat only	★★☆☆☆
Secondary heating	None	—
Hot water	Community scheme	★★★★☆
Lighting	Low energy lighting in all fixed outlets	★★★★★

Current primary energy use per square metre of floor area: 90 kWh/m² per year

The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. The following low or zero carbon energy sources are provided for this home:

- Combined heat and power

Your home's heat demand

For most homes, the vast majority of energy costs derive from heating the home. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use (shown within brackets as it is a reduction in energy use).

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	2,298	N/A	N/A	N/A
Water heating (kWh per year)	2,226			

You could receive Renewable Heat Incentive (RHI) payments and help reduce carbon emissions by replacing your existing heating system with one that generates renewable heat, subject to meeting minimum energy efficiency requirements. The estimated energy required for space and water heating will form the basis of the payments. For more information, search for the domestic RHI on the www.gov.uk website.

Recommendations

None.

About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by ECMK Ltd. You can obtain contact details of the Accreditation Scheme at www.ecmk.co.uk.

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at www.epcregister.com. The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at www.opendatacommunities.org.

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. Any personal data it contains will be processed in accordance with the General Data Protection Regulation and all applicable laws and regulations relating to the processing of personal data and privacy. For further information about this and how data about the property are used, please visit www.epcregister.com. To opt out of having information about your building made publicly available, please visit www.epcregister.com/optout.

Assessor's accreditation number:	ECMK303178
Assessor's name:	Mark Balogun
Phone number:	07868542754
E-mail address:	M_balogun@hotmail.com
Related party disclosure:	No related party

There is more information in the guidance document *Energy Performance Certificates for the marketing, sale and let of dwellings* available on the Government website at: www.gov.uk/government/collections/energy-performance-certificates. It explains the content and use of this document, advises on how to identify the authenticity of a certificate and how to make a complaint.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 1.5 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions based on standardised assumptions about occupancy and energy use. The higher the rating the less impact it has on the environment.

