

Energy performance certificate (EPC) recommendation report

293 Edgware Road
LONDON
NW9 6NB

Report number
6403-1246-4202-0227-0306

Valid until
23 March 2036

Energy rating and EPC

This property's energy rating is B.

For more information on the property's energy performance, see the EPC for this property.

Recommendations

Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
In some spaces, the solar gain limit defined in the NCM is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	Medium

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Add time control to heating system.	Medium

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Add optimum start/stop to the heating system.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Consider installing building mounted wind turbine(s).	Low
Add local temperature control to the heating system.	Medium
Add weather compensation controls to heating system.	Medium

Property and report details

Report issued on	24 March 2026
Total useful floor area	64 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v6.1.e, SBEM, v6.1.e.0

Assessor's details

Assessor's name	Eli Librae
Telephone	07845076521
Email	info@efficientepcs.co.uk
Employer's name	Samcerts Ltd
Employer's address	36 Riverdale Drive, Golders Green Road, LONDON, NW11
Assessor ID	QUID209664
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Quidos Limited
