



Property Type: Flat/Apartment

Bedrooms: 2

Summary: 2 double bedroom flat near Malden Manor station.

Description: A spacious 2 bedroom flat in a popular modern development. Large living room which leads onto a fitted kitchen. 2 Large double bedrooms and a family bathroom with shower over the bath. Ideal for sharers or a family and a few minutes walk from Malden Manor station.

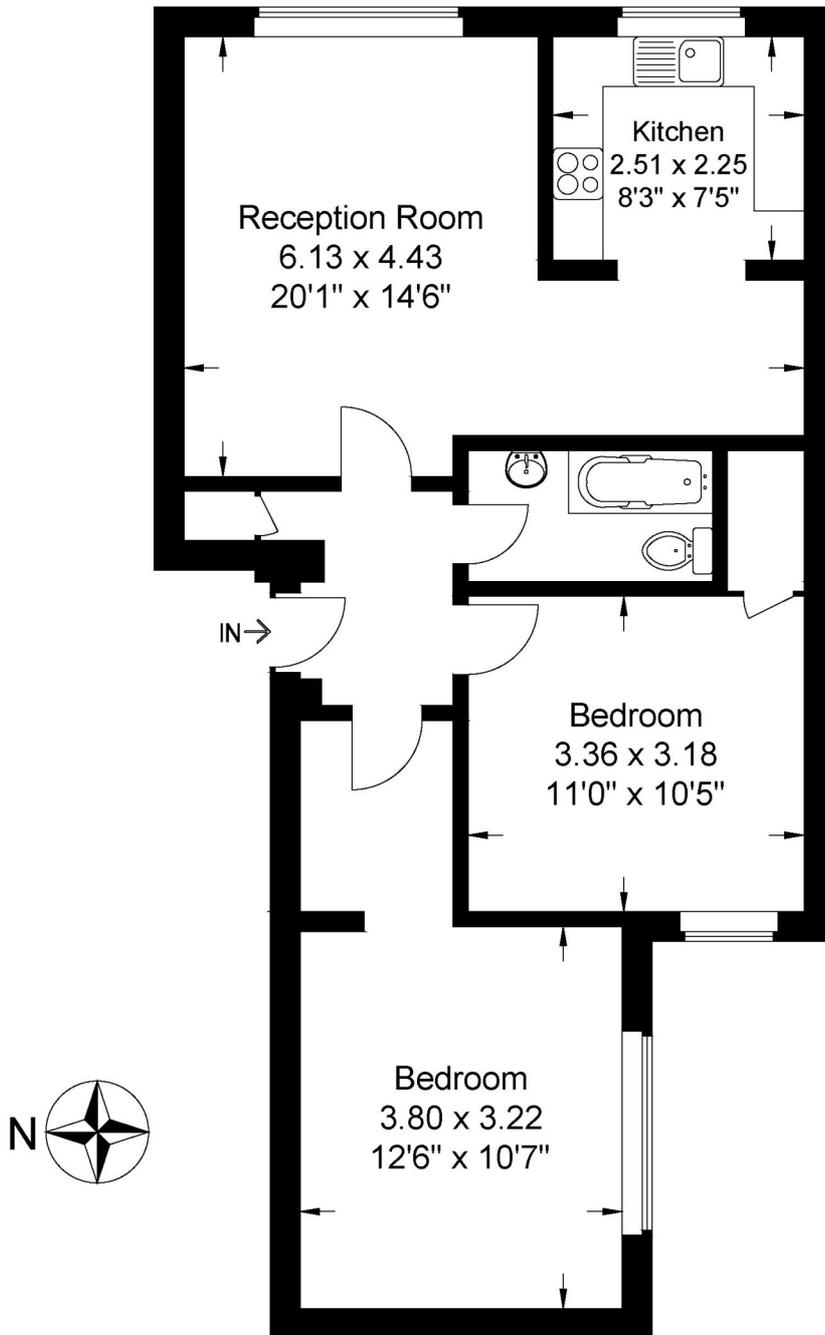
Date Available: 17 Mar 2027

Rent (PCM): £1,650

55a High St Wimbledon SW19 5BA tel: 020 8946 7661 info@moss londonlettings.co.uk

Jasper House

Approximate Gross Internal Area
63.22 sq m / 680.49 sq ft



First Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of measuring practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your inspection of the property.
Copyright of Maison Photography Ltd

05/12/2022, 15:36

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

Flat 11 Jasper House Percy Gardens WORCESTER PARK KT4 7SA	Energy rating D	Valid until: 5 August 2029
		Certificate number: 8541-6428-6760-5456-7902

Property type

Mid-floor flat

Total floor area

66 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

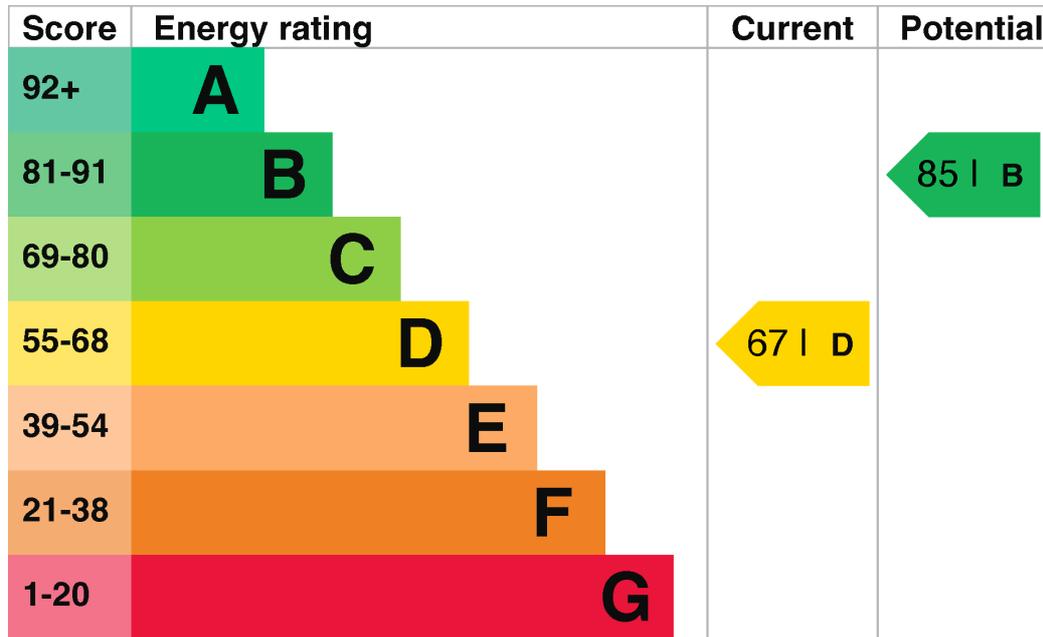
Energy efficiency rating for this property

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

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

05/12/2022, 15:36

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK



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, as built, partial insulation (assumed)	Average
Window	Single glazed	Very poor
Main heating	Electric storage heaters	Average

05/12/2022, 15:36

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Feature	Description	Rating
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

Primary energy use

The primary energy use for this property per year is 279 kilowatt hours per square metre (kWh/m²).

▶ [What is primary energy use?](#)

Additional information

Additional information about this property:

- Cavity fill is recommended

Environmental impact of this property

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

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

This property produces

3.1 tonnes of CO₂

This property's potential production

1.8 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 1.3 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.

05/12/2022, 15:36

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

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 (67) to B (85).

▶ [Do I need to follow these steps in order?](#)

**Step 1: Cavity wall insulation****Typical installation cost**

£500 - £1,500

Typical yearly saving

£104

Potential rating after completing step 1

71 | C

Step 2: Hot water cylinder insulation

Add additional 80 mm jacket to hot water cylinder

Typical installation cost

£15 - £30

Typical yearly saving

£26

Potential rating after completing steps 1 and 2

72 | C

Step 3: Draught proofing**Typical installation cost**

£80 - £120

Typical yearly saving

£10

05/12/2022, 15:36

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Potential rating after completing steps 1 to 3

73 | C

Step 4: High heat retention storage heaters**Typical installation cost**

£1,200 - £1,800

Typical yearly saving

£172

Potential rating after completing steps 1 to 4

81 | B

Step 5: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost

£3,300 - £6,500

Typical yearly saving

£95

Potential rating after completing steps 1 to 5

85 | B

Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme](https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022) (https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022). This will help you buy a more efficient, low carbon heating system for this property.

[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).

Estimated energy use and potential savings**Estimated yearly energy cost for this property**

£756

Potential saving<https://find-energy-certificate.service.gov.uk/energy-certificate/8541-6428-6760-5456-7902>

5/7

05/12/2022, 15:36

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

£407

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 \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency).

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
-----------------	-----------------------

Space heating	3722 kWh per year
---------------	-------------------

Water heating	2009 kWh per year
---------------	-------------------

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
--------------------	------------------------

Cavity wall insulation	1035 kWh per year
------------------------	-------------------

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

Roselinda Sowole

Telephone

07907 009951

Email

deaenergy@googlemail.com

Accreditation scheme contact details

Accreditation scheme

05/12/2022, 15:36

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Quidos Limited

Assessor IDQUID200843

Telephone01225 667 570

Emailinfo@quidos.co.uk

Assessment details**Assessor's declaration**No related party

Date of assessment6 August 2019

Date of certificate6 August 2019

Type of assessment▶ [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 dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number[8705-0466-6420-4706-4313 \(/energy-certificate/8705-0466-6420-4706-4313\)](/energy-certificate/8705-0466-6420-4706-4313)**Expired on**5 July 2019



Map supplied by Google Maps. To open map in your browser please [click here](#).