



Property Location: WIMBLEDON SW19



Property Code: MJOC1

Property Location: WIMBLEDON SW19

Property Type: Flat/Apartment

Bedrooms: 1

Summary: Newly decorated one bedroom flat in central Wimbledon.

Description: Conveniently located one bedroom flat which is only 1 min

walk to Wimbledon Town centre. This modern and bright one bedroom apartment offers comfortable living in the heart of town. Spacious furnished lounge, good sized bedroom

kitchen and bathroom with shower over bath.

Date Available: Available Now

Rent (PCM): £1,550

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



Energy performance certificate (EPC)

Flat 2 10 Alexandra Road LONDON SW19 7JZ Energy rating

Valid until: 21 January 2032

Certificate number: 2902-1882-0002-0029-4306

Property type

Ground-floor flat

Total floor area

38 square metres

Rules on letting this property

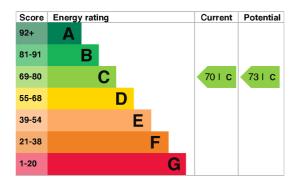
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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).

Energy efficiency rating for this property

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

See how to improve this property's energy performance.



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, insulated (assumed) | Good |
| Window | Fully double glazed | Average |
| Main heating | Boiler and radiators, mains gas | Good |
| Main heating control | Programmer, TRVs and bypass | Average |
| Hot water | From main system | Good |
| Lighting | Low energy lighting in all fixed outlets | Very good |
| Roof | (another dwelling above) | N/A |
| Floor | Solid, no insulation (assumed) | N/A |
| Secondary heating | None | N/A |

Primary energy use

The primary energy use for this property per year is 233 kilowatt hours per square metre (kWh/m2).

| Environmental impact of this property | | This property produces | 1.6 tonnes of CO2 |
|--|-----------------|---|-------------------|
| This property's current environmental impact rating is C. It has the potential to be C. | | This property's potential production | 1.4 tonnes of CO2 |
| Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce. | | By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 0.2 tonnes per year. This will help to protect the environment. | |
| Properties with an A rating production | duce less CO2 | CHAIL CHAILCHAIL | |
| than G rated properties. An average household produces | 6 tonnes of CO2 | 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. | |



How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from C (70) to C (73).

| Recommendation | Typical installation cost | Typical yearly saving |
|-----------------------------------|---------------------------|-----------------------|
| 1. Floor insulation (solid floor) | £4,000 - £6,000 | £37 |

Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

| Estimated yearly energy cost for this property | £404 |
|--|------|
| Potential saving | £37 |

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 estimated saving is based on making all of the recommendations in <u>how to improve this</u> <u>property's energy performance</u>.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (https://www.simpleenergyadvice.org.uk/).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

| Space heating | 3831 kWh per year |
|---------------|-------------------|
| Water heating | 1520 kWh per year |

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

You might be able to receive Renewable Heat Incentive payments (https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.



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 <u>deaenergy@googlemail.com</u>

Accreditation scheme contact details

Accreditation scheme Quidos Limited
Assessor ID QUID200843
Telephone 01225 667 570
Email info@quidos.co.uk

Assessment details

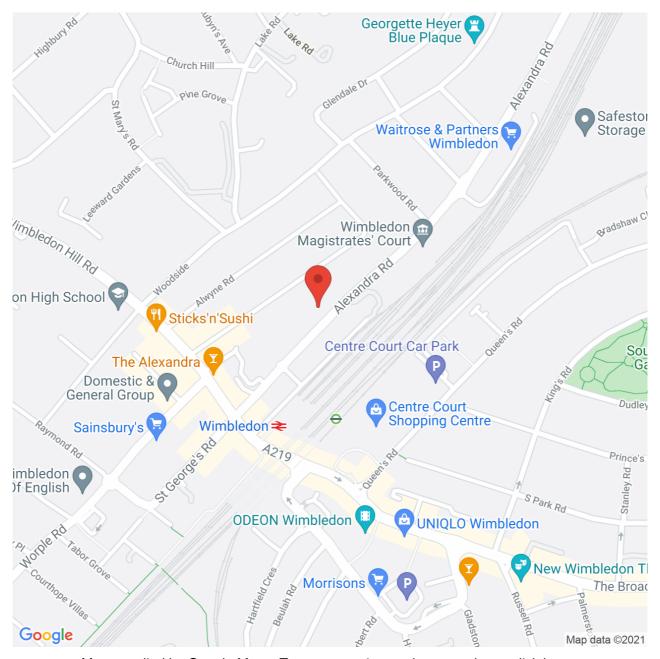
Assessor's declaration

Date of assessment

Date of certificate

No related party
21 January 2022
22 January 2022

Type of assessment RdSAP



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