# M moss & co

Property Code: URWA4 Property Location: RAYNES PARK SW20







Property Type:	Flat/Apartment
Bedrooms:	2
Summary:	Well presented two double bedroom bedroom apartment.
Description:	Well presented two double bedroom apartment. Fitted kitchen with gas hob, fridge freezer and washing machine. Large living room. New carpet throughout. Unfurnished Short walk to Raynes Park Station.
Date Available:	26 Jul 2026
Rent (PCM):	£1,650

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

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Energy performance certificate (EPC)		
480e, Kingston Road LONDON SW20 8DX	Energy rating	Valid until: <b>5 March 2023</b> Certificate number: <b>0268-4004-7257-0257-8910</b>
Property type		Top-floor flat
Total floor area		69 square metres

#### Rules on letting this property

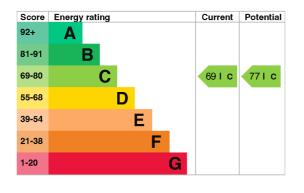
Properties can be rented if they have an energy rating from A to E.

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

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#### 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	Timber frame, as built, insulated (assumed)	Good
Roof	Flat, insulated (assumed)	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Average
Lighting	No low energy lighting	Very poor
Floor	(other premises below)	N/A
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 190 kilowatt hours per square metre (kWh/m2).

Environmental impa property	act of this	This property produces	2.5 tonnes of CO2
This property's current envi rating is C. It has the potent	•	This property's potential production	1.6 tonnes of CO2
Properties are rated in a sca based on how much carbor produce.	dioxide (CO2) they	By making the <u>recommend</u> could reduce this property's 0.9 tonnes per year. This w environment.	s CO2 emissions by
Properties with an A rating	produce less CO2		
than G rated properties.		Environmental impact rating	gs are based on
An average household produces	6 tonnes of CO2	assumptions about average energy use. They may not consumed by the people liv	reflect how energy is

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#### 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 C (69) to C (77).

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£39
2. Low energy lighting	£35	£37
3. Condensing boiler	£2,200 - £3,000	£88

#### 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	£593
Potential saving	£165

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 <u>complete each</u> recommended step in order.

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

Type of heating	Estimated energy used
Space heating	4380 kWh per year
Water heating	2535 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.



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#### 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 Telephone Email

#### Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

#### Assessment details

Assessor's declaration Date of assessment Date of certificate

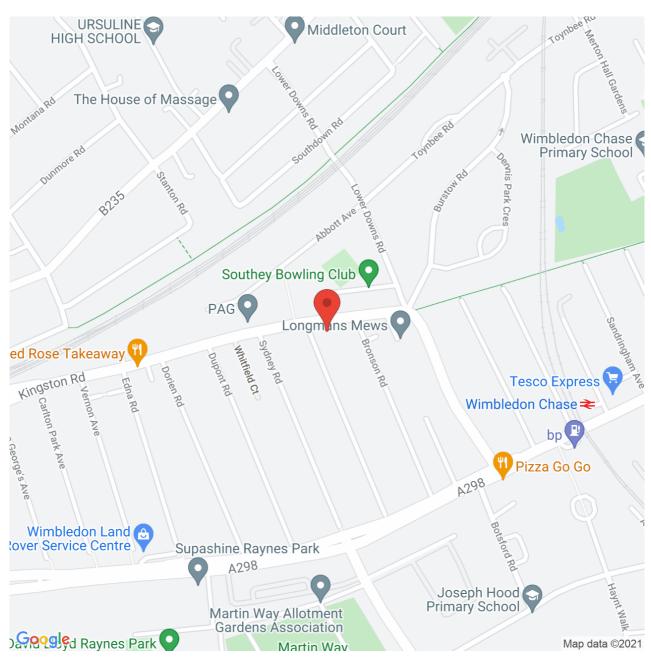
Type of assessment

Steven Dunn 0208 395 7340 steve@stevedunn.plus.com

NHER SAVA003440 01455 883 250 enquiries@elmhurstenergy.co.uk

No related party 6 March 2013 6 March 2013 RdSAP

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