

Energy performance certificate (EPC)

98 Clarence Avenue
LONDON
SW4 8JS

Energy rating

C

Valid until: 6 July 2032

Certificate number: 7712-0223-3120-0589-8206

Property type

Ground-floor flat

Total floor area

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

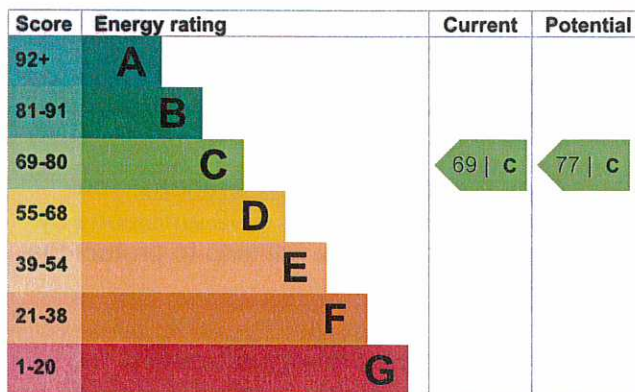
The graph shows this property's current and potential energy efficiency.

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



Down of property's energy performance

ion shows the energy performance for features of this property. The assessment does not the condition of a feature and how well it is working.

ture is assessed as one of the following:

ry good (most efficient)

od

verage

or

ry poor (least efficient)

e description says "assumed", it means that the feature could not be inspected and an assumption a made based on the property's age and type.

	Description	Rating
	Solid brick, as built, no insulation (assumed)	Poor
	Fully double glazed	Average
ing	Boiler and radiators, mains gas	Good
ing control	Programmer and room thermostat	Average
	From main system	Good
	Low energy lighting in all fixed outlets	Very good
	(another dwelling above)	N/A
	Suspended, no insulation (assumed)	N/A
y heating	None	N/A

Energy use

ary energy use for this property per year is 211 kilowatt hours per square metre (kWh/m²).

Environmental impact of this property

erty's current environmental impact D. It has the potential to be C.

s are rated in a scale from A to G how much carbon dioxide (CO₂) they

s with an A rating produce less CO₂ rated properties.

ge household 6 tonnes of CO₂

This property produces 2.1 tonnes of CO₂

This property's potential production 1.4 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 0.7 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.

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. Internal or external wall insulation	£4,000 - £14,000	£68
2. Floor insulation (suspended floor)	£800 - £1,200	£43

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

(<https://www.simpleenergyadvice.org.uk/>).

Estimated yearly energy cost for this property	£492
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Potential saving	£112
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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](#)

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	5652 kWh per year
Water heating	1800 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Solid wall insulation	1654 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	Tinashe Manyakaidze
Telephone	02033978220
Email	hello@propcert.co.uk

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO035514
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Assessor's declaration	No related party
Date of assessment	1 July 2022
Date of certificate	7 July 2022
Type of assessment	RdSAP
