

7, Observatory Gardens, LONDON, W8 7HY

**Dwelling type:** Ground-floor maisonette  
**Date of assessment:** 09 July 2020  
**Date of certificate:** 09 July 2020

**Reference number:** 0418-4080-6203-5000-9284  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 197 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 4,584</b>
<b>Over 3 years you could save</b>	<b>£ 2,628</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 408 over 3 years	£ 369 over 3 years	
Heating	£ 3,492 over 3 years	£ 1,209 over 3 years	
Hot Water	£ 684 over 3 years	£ 378 over 3 years	
<b>Totals</b>	<b>£ 4,584</b>	<b>£ 1,956</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating

Band	Score Range	Current	Potential
A	92 plus		
B	81-91		84
C	69-80		
D	55-68	70	
E	39-54		
F	21-38		
G	1-20		

Very energy efficient - lower running costs

Not energy efficient - higher running costs

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,257
2 Change heating to gas condensing boiler	£3,000 - £7,000	£ 1,371

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone **0800 444202**. The Green Deal may enable you to make your home warmer and cheaper to run.