

# Energy performance certificate (EPC)

## Certificate contents

- Rules on letting this property
- Energy rating and score
- Breakdown of property's energy performance
- Smart meters
- How this affects your energy bills
- Impact on the environment
- Steps you could take to save energy
- Who to contact about this certificate
- Other certificates for this property

## Share this certificate

- [Email](#)
- [Copy link to clipboard](#)
- [Print](#)

78 Abingdon Road LONDON W8 6QT	Energy rating <b>E</b>
Valid until <b>7 September 2035</b>	Certificate number <b>0370-22958510-2305-6421</b>

Property type <b>Mid-terrace house</b>
Total floor area <b>206 square metres</b>

## Rules on letting this property

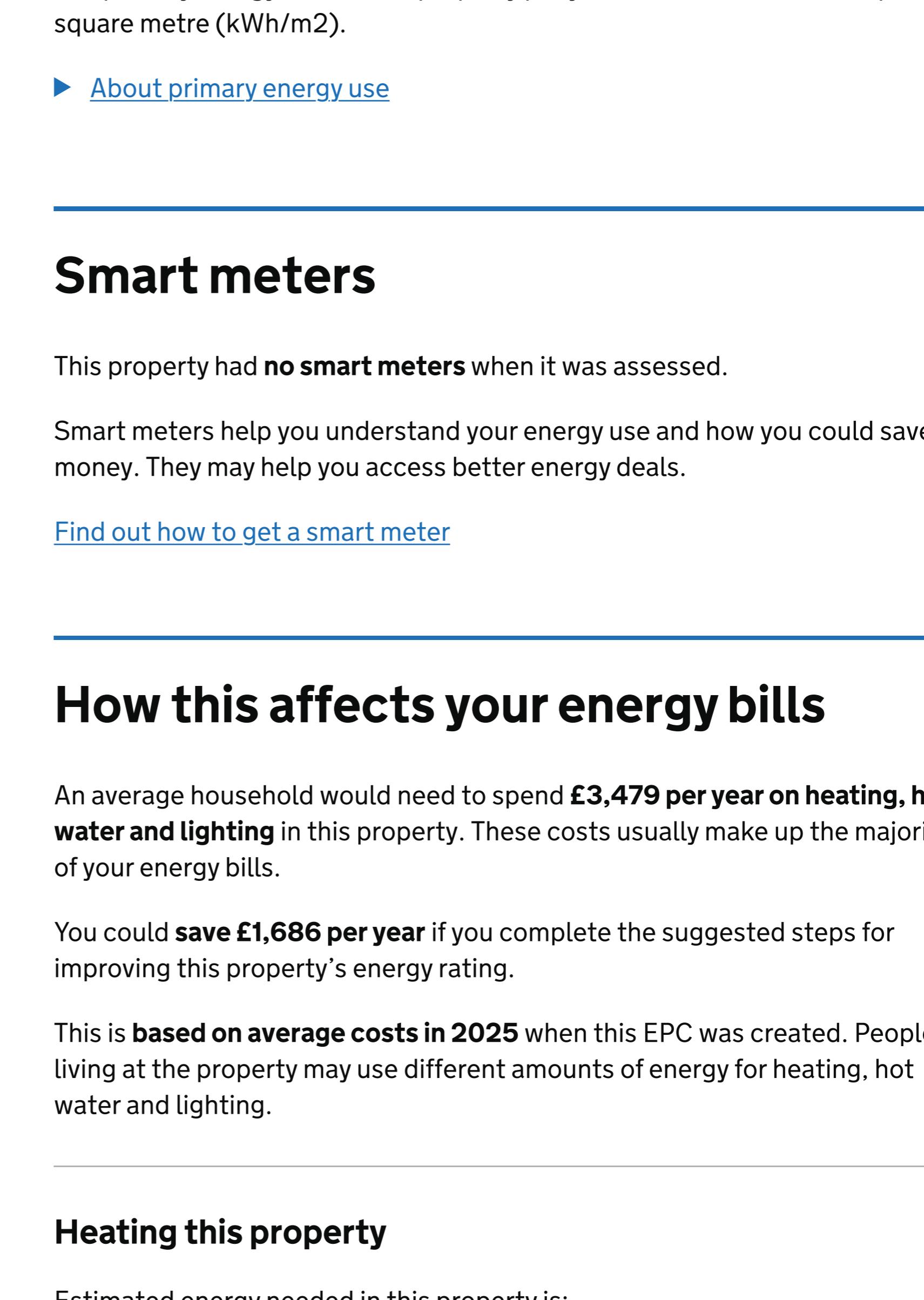
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

## Energy rating and score

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

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



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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy 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

### Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Poor
Roof	Pitched, insulated (assumed)	Average
Roof	Flat, no insulation	Very poor
Window	Single glazed	Very poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Good lighting efficiency	Good
Floor	Solid, no insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	Room heaters, mains gas	N/A

### Primary energy use

The primary energy use for this property per year is 269 kilowatt hours per square metre (kWh/m<sup>2</sup>).

[About primary energy use](#)

## Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter](#)

## How this affects your energy bills

An average household would need to spend **£3,479 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £1,686 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

### Heating this property

Estimated energy needed in this property is:

- 20,583 kWh per year for heating
- 4,492 kWh per year for hot water

Steps you could take to save energy	
<a href="#">Do I need to follow these steps in order?</a>	
<b>Step 1: Flat roof or sloping ceiling insulation</b>	
Typical installation cost £900-£1,200	
Typical yearly saving £100	
Potential rating after completing step 1 74 C	
<b>Step 2: Internal wall insulation</b>	
Typical installation cost £7,500-£11,000	
Typical yearly saving £541	
Potential rating after completing steps 1 and 2 55 D	
<b>Step 3: Hot water cylinder insulation</b>	
Increase hot water cylinder insulation	
Typical installation cost £20-£40	
Typical yearly saving £41	
Potential rating after completing steps 1 to 3 56 D	
<b>Step 4: Draught proofing</b>	
Typical installation cost £150-£250	
Typical yearly saving £112	
Potential rating after completing steps 1 to 4 58 D	
<b>Step 5: Replace boiler with new condensing boiler</b>	
Typical installation cost £2,200-£3,500	
Typical yearly saving £627	
Potential rating after completing steps 1 to 5 68 D	
<b>Step 6: Double glazed windows</b>	
Replace single glazed windows with low-E double glazed windows	
Typical installation cost £4,500-£6,000	
Typical yearly saving £265	
Potential rating after completing steps 1 to 6 71 C	
<b>Step 7: Solar photovoltaic panels, 2.5 kWp</b>	
Typical installation cost £8,000-£10,000	
Typical yearly saving £266	
Potential rating after completing steps 1 to 7 74 C	

### Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

### Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Help with insulation: [Great British Insulation Scheme](#)
- Help with pumps and biomass boilers: [Boiler Upgrade Scheme](#)
- Help from your energy supplier: [Energy Company Obligation](#)

[About this assessment](#)

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy rating or certificate, you can complain to the assessor who created it. You can also contact the assessor's accreditation scheme.

### Accreditation scheme

Elmhurst Energy Systems Ltd

### Assessor's ID

EES/020481

### Telephone

01455 883 250

### Email

[enquiries@elmhurstenergy.co.uk](mailto:enquiries@elmhurstenergy.co.uk)

### About this assessment

#### Assessor's declaration

No related party

#### Date of assessment

5 September 2025

#### Date of certificate

8 September 2025

#### Type of assessment

RdSAP

## Other certificates for this property

If you're aware of previous certificates for this property, you can let us know. We'll let you know if they're still valid.

[Get help with previous certificates](#)

[Get help with digital certificates](#)

[Get help with paper certificates](#)

[Get help with certificates that are not digital](#)

[Get help with certificates that are not valid](#)

[Get help with certificates that are not](#)