

# Energy performance certificate (EPC)

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## Share this certificate

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78 Abingdon Road  
LONDON  
W8 6QT

Energy rating  
**E**

Valid until  
**7 September 2035**

Certificate number  
**0370-2295-8510-2305-6421**

Property type	Mid-terrace house
Total floor area	206 square metres

## Rules on letting this property

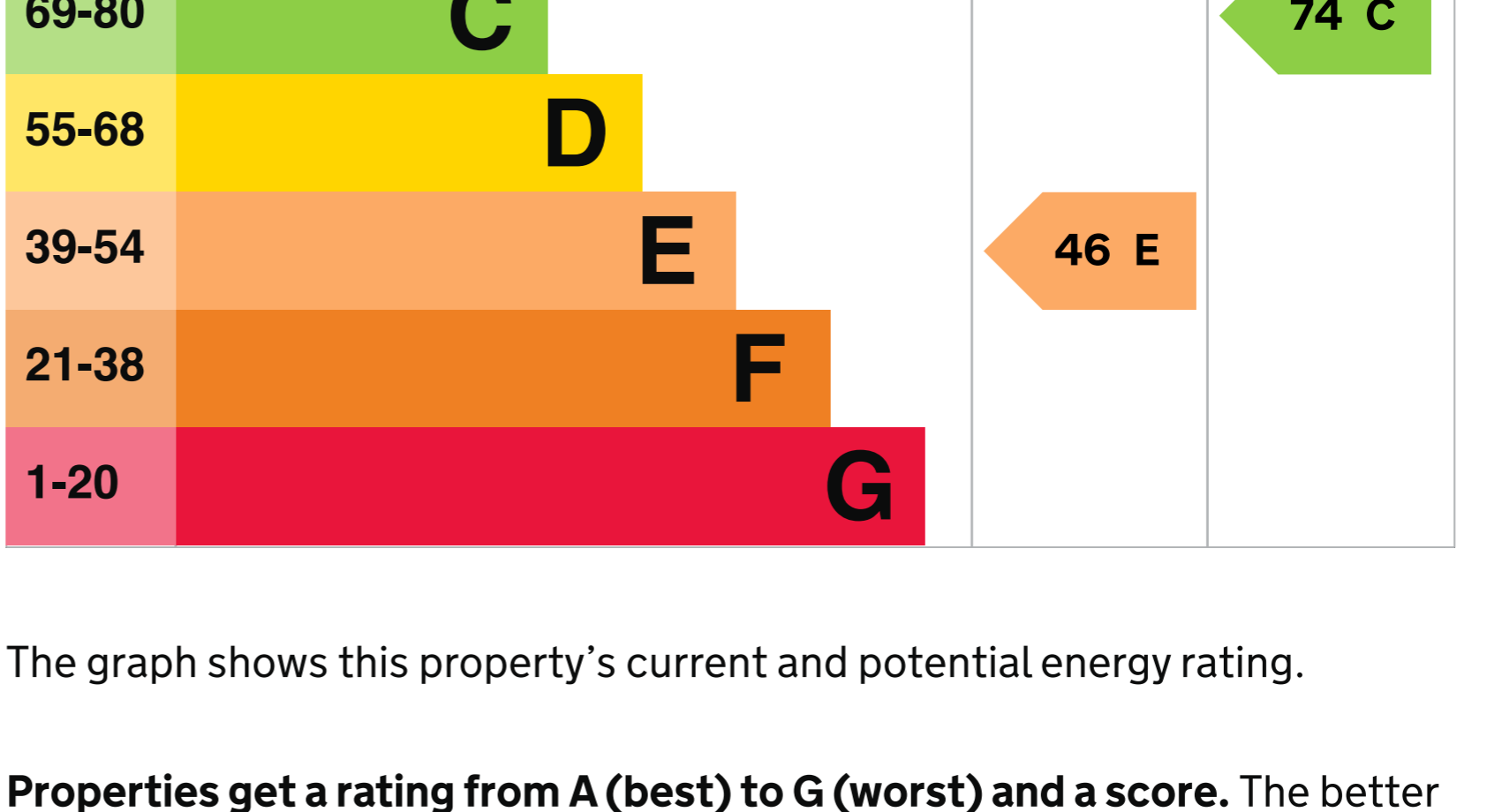
Properties can be let if they have an energy rating from A to E.

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/m2).

► [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

## Impact on the environment

This property's environmental impact rating is F. It has the potential to be D.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

An average household produces	6 tonnes of CO2
This property produces	10.0 tonnes of CO2
This property's potential production	4.6 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

## Steps you could take to save energy

► [Do I need to follow these steps in order?](#)

### Step 1: Flat roof or sloping ceiling insulation

Typical installation cost	£900 - £1,200
Typical yearly saving	£100
Potential rating after completing step 1	<b>47 E</b>

### Step 2: Internal wall insulation

Typical installation cost	£7,500 - £11,000
Typical yearly saving	£541
Potential rating after completing steps 1 and 2	<b>55 D</b>

### Step 3: Hot water cylinder insulation

Increase hot water cylinder insulation	
Typical installation cost	£20 - £40
Typical yearly saving	£41
Potential rating after completing steps 1 to 3	<b>56 D</b>

### Step 4: Draught proofing

Typical installation cost	£150 - £250
Typical yearly saving	£112
Potential rating after completing steps 1 to 4	<b>58 D</b>

### Step 5: Replace boiler with new condensing boiler

Typical installation cost	£2,200 - £3,500
Typical yearly saving	£627
Potential rating after completing steps 1 to 5	<b>68 D</b>

### Step 6: Double glazed windows

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	<b>71 C</b>

### Step 7: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£8,000 - £10,000
Typical yearly saving	£266
Potential rating after completing steps 1 to 7	<b>74 C</b>

### 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:

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

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	John Wykes-Sneyd
Telephone	07776 300 139
Email	<a href="mailto:johnwykessneyd@gmail.com">johnwykessneyd@gmail.com</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/020481
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Assessor's declaration	No related party
Date of assessment	5 September 2025
Date of certificate	8 September 2025
Type of assessment	► <a href="#">RdSAP</a>

## Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number	<a href="#">9528-3047-7224-2824-1924</a>
Expired on	12 April 2024