

Energy performance certificate (EPC)

Ground Floor Flat 33 Hamilton Road LONDON NW11 9EH	Energy rating C	Valid until:	2 October 2029
		Certificate number:	0878-1961-6290-6651-7944

Property type

Ground-floor flat

Total floor area

61 square metres

Rules on letting this property

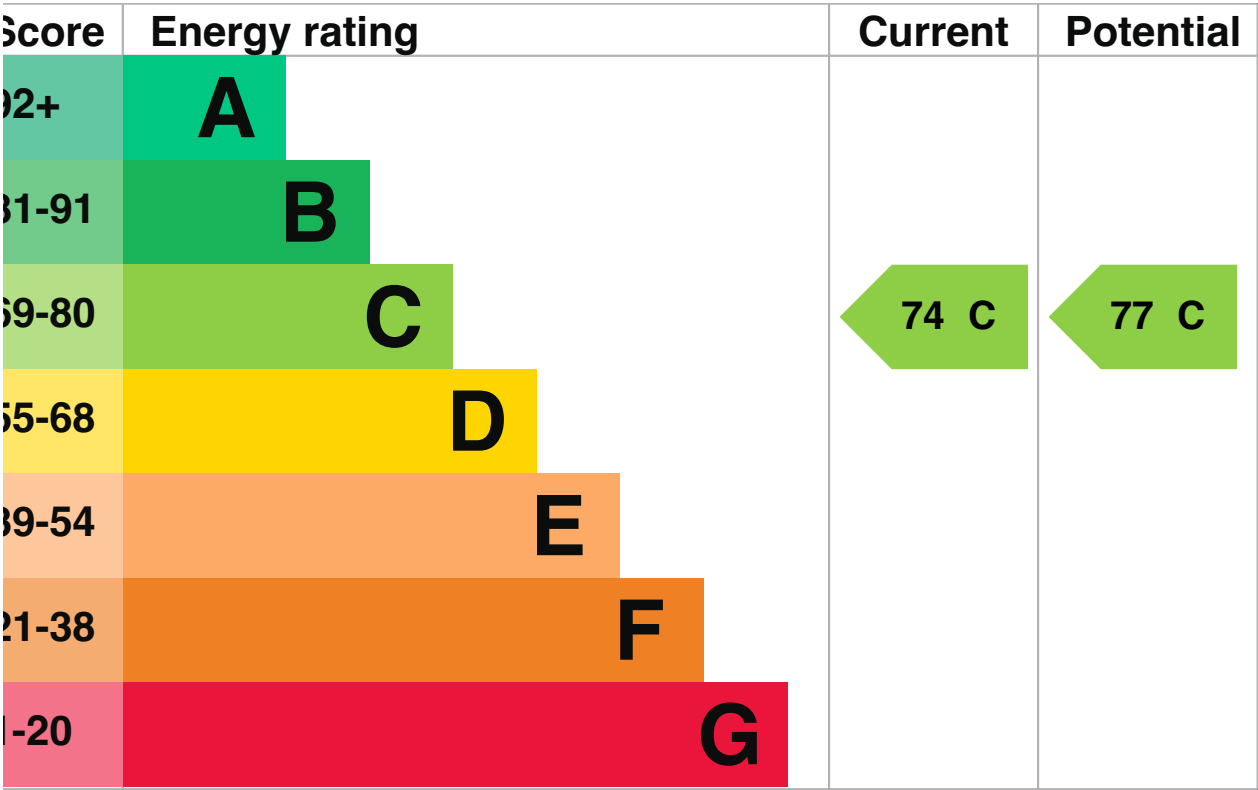
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. 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)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Flat, insulated (assumed)	Good
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	Good
lighting	No low energy lighting	Very poor
floor	(another dwelling above)	N/A
wall	Solid, no insulation (assumed)	N/A
ceiling	Suspended, insulated (assumed)	N/A
secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 168 kilowatt hours per square metre (kWh/m²).

[About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£472 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 £64 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** 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:

- 3,922 kWh per year for heating
- 1,870 kWh per year for hot water

Impact on the environment

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

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

Carbon emissions

An average household produces	6 tonnes of CO ₂
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This property produces	1.8 tonnes of CO ₂
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This property's potential production	1.6 tonnes of CO ₂
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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: Internal wall insulation

Typical installation cost	£4,000 - £14,000
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Typical yearly saving	£200
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Potential rating after completing step	 75 C
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Step 2: Low energy lighting

Typical installation cost	£50
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Typical yearly saving	£40
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Potential rating after completing steps 1 and 2	 77 C
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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:

Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)

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

Naphtali Lewis

Telephone

020 8458 7444

Email

n.lewis@cecenergy.co.uk

Contacting the accreditation scheme

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

Accreditation scheme

Quidos Limited

Assessor's ID

QUID203288

Telephone

01225 667 570

Email

info@quidos.co.uk

About this assessment

Assessor's declaration

No related party

Date of assessment

3 October 2019

Date of certificate

3 October 2019

Type of assessment

► [RdSAP](#)

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 ecdg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number

[0878-1061-6298-6551-7040 \(/energy-certificate/0878-1061-6298-6551-7040\)](#)

Expired on

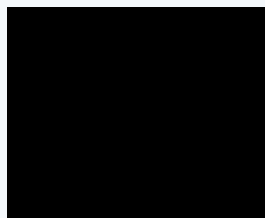
9 August 2019



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