

Energy Performance Certificate



52 Birchside Apartments, 1 Albert Road, LONDON, NW6 5FS

Dwelling type: Mid-floor flat
Date of assessment: 02 August 2016
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Reference number: 0628-3035-7348-4636-7900
Type of assessment: SAP, new dwelling
Total floor area: 51 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years:

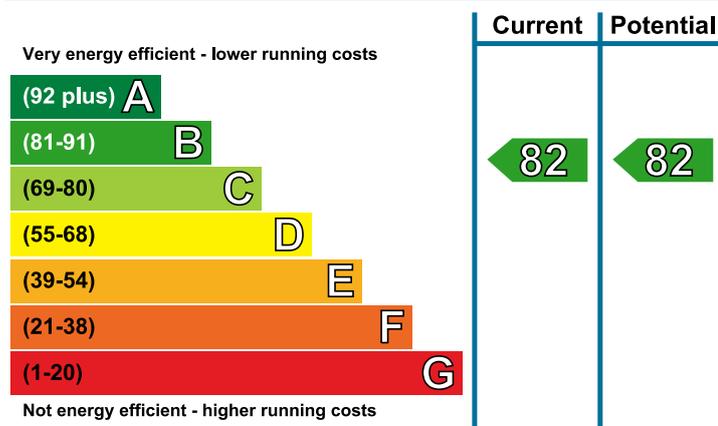
£ 840

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 111 over 3 years	£ 111 over 3 years	Not applicable
Heating	£ 531 over 3 years	£ 531 over 3 years	
Hot Water	£ 198 over 3 years	£ 198 over 3 years	
Totals	£ 840	£ 840	

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



The graph shows the current energy efficiency of your home.

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

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.