

Energy Performance Certificate



Liverpool Road, LONDON, N1 1LE

Dwelling type: Top-floor flat
Date of assessment: 27 May 2020
Date of certificate: 28 May 2020

Reference number: 2838-5030-7225-7200-2224
Type of assessment: RdSAP, existing dwelling
Total floor area: 87 m²

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

Estimated energy costs of dwelling for 3 years:	£ 2,019
Over 3 years you could save	£ 471

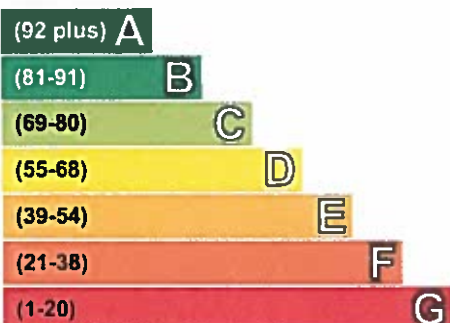
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 381 over 3 years	£ 213 over 3 years	
Heating	£ 1,164 over 3 years	£ 888 over 3 years	
Hot Water	£ 474 over 3 years	£ 447 over 3 years	
Totals	£ 2,019	£ 1,548	

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

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
70	77

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	£ 237
2 Low energy lighting for all fixed outlets	£55	£ 150
3 Heating controls (room thermostat)	£350 - £450	£ 81

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