

Energy performance certificate (EPC)

28 ELEANOR STREET  
MIDDLESEX  
GL1 1BT

Energy rating  
**D**

Valid until: 10 November 2030

Certificate number: 2195-1980-0022-7933-3863

Property type

End-terrace house

Total floor area

104 square metres

Rules on letting this property

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

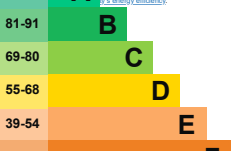
You can read [guidance for landlords on the requirements and exemptions](https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions) (<https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions>).

Energy rating and score

Score Energy rating

Rating is D. It has the potential to be B.

It's energy efficiency.



Current	Potential
65 D	87 B

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	Granite or whinstone, as built, no insulation (assumed)	Very poor
Roof	Pitched, 200 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 262 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

- Stone walls present, not insulated

How this affects your energy bills

An average household would need to spend **£1,027 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 **£392 per year** if you complete the suggested steps for improving this property's energy rating.

This is based on **average costs in 2020** 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:

- 14,363 kWh per year for heating
- 2,046 kWh per year for hot water

Impact on the environment

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

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

Carbon emissions

An average household produces

6 tonnes of CO2

This property produces

4.8 tonnes of CO2

This property's potential production

1.8 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.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£365
2. Solar water heating	£4,000 - £5,000	£28
3. Solar photovoltaic panels	£3,500 - £5,500	£300

**Help paying for energy improvements**

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/energy-efficiency-grants\)](https://www.gov.uk/energy-efficiency-grants). This will help you buy a more efficient, low carbon heating system for this property.

**More ways to save energy**

Find ways to save energy in your home by visiting [www.gov.uk/improve-energy-efficiency](https://www.gov.uk/improve-energy-efficiency).

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**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  
Telephone  
Email

James Morris  
0203 397 8220  
[support@ecocoline.co.uk](mailto:support@ecocoline.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  
Assessor's ID  
Telephone  
Email

Eintrud Energy Systems Ltd  
EES013947  
01455 883 250  
[sales@eintrudenergy.co.uk](mailto:sales@eintrudenergy.co.uk)

**About this assessment**

Assessor's declaration  
Date of assessment  
Date of certificate  
Type of assessment

No related party  
16 November 2020  
16 November 2020  
[RuSAP](#)

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