Energy Performance Certificate

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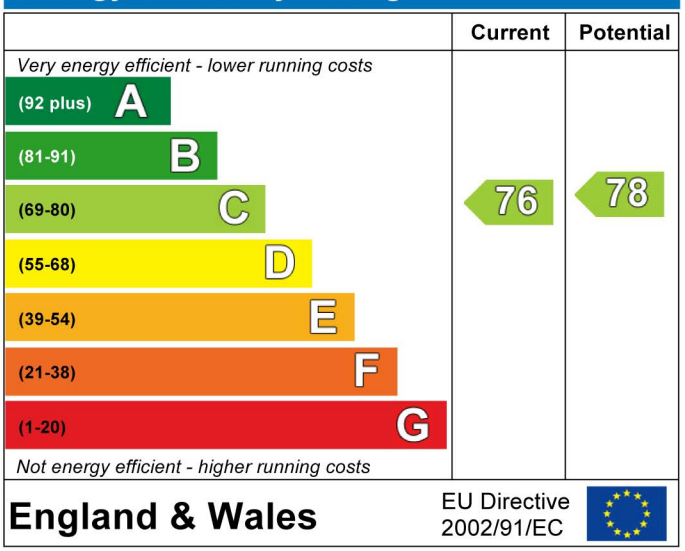
[redacted], Selhurst Close
LONDON
SW19 6AZ

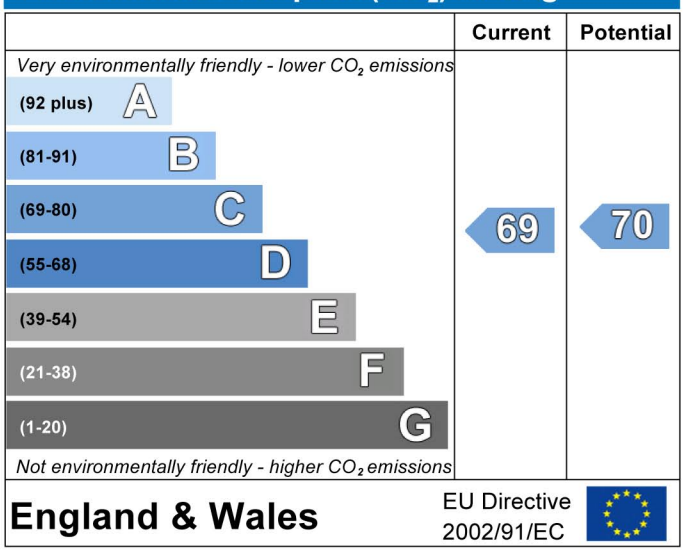
Dwelling type:	Mid-floor flat
Date of assessment:	28 October 2008
Date of certificate:	28 October 2008
Reference number:	2888-0968-6250-5838-[redacted]
Total floor area:	65 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO_2) emissions.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO_2) emissions and fuel costs of this home

	Current	Potential
Energy use	257 kWh/m² per year	251 kWh/m² per year
Carbon dioxide emissions	2.5 tonnes per year	2.5 tonnes per year
Lighting	£67 per year	£34 per year
Heating	£158 per year	£165 per year
Hot water	£120 per year	£120 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

energy saving recommended
Certification mark

The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call **0800 512 012** or visit **www.energysavingstrust.org.uk/myhome**