



Property Type: Flat/Apartment

Bedrooms: 1

Summary: Spacious one bed garden flat on Gladstone Road.

Description: Large and bright one bedroom garden flat on Gladstone Road. This property benefits from a spacious and bright lounge, one large double bedroom, a good sized fitted kitchen, lovely bathroom with bath/shower, separate utility room and large back garden.

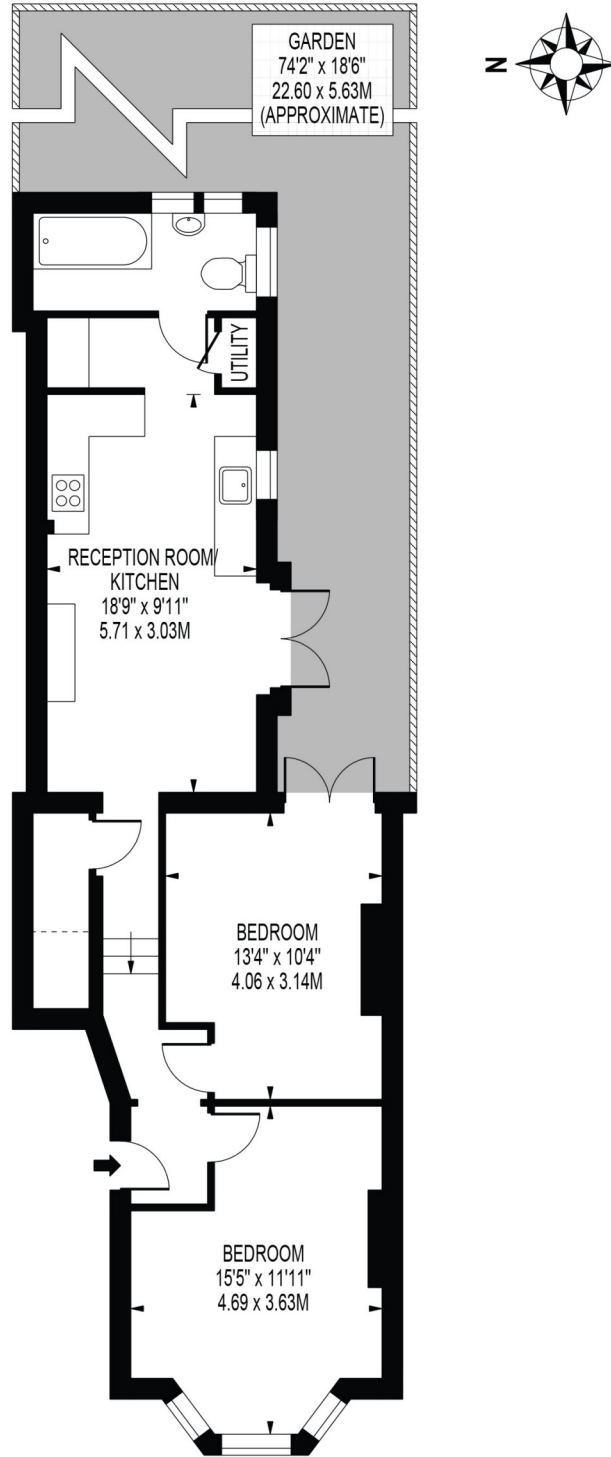
Date Available: Available Now

Rent (PCM): £2,100

212 Copse Hill Wimbledon SW20 OSP tel: 020 8946 7661 info@mosswimbledonhill.co.uk

GLADSTONE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 659 SQ FT - 61.18 SQ M



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

11/1/21, 11:47 AM

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Energy performance certificate (EPC)

Ground Floor Flat 92 Gladstone Road LONDON SW19 1QW	Energy rating D	Valid until: 11 June 2030 Certificate number: 9728-8073-7246-7900-4234
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Property type	Ground-floor flat
Total floor area	57 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
 the average energy score is 60

11/1/21, 11:47 AM

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Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Timber frame, as built, no insulation (assumed)	Poor
Wall	Timber frame, as built, insulated (assumed)	Good
Roof	Pitched, 0 mm loft insulation	Very poor
Window	Partial double glazing	Poor
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 78% of fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 250 kilowatt hours per square metre (kWh/m²).

Environmental impact of this property

This property's potential production 1.5 tonnes of CO₂

One of the biggest contributors to climate change is carbon dioxide (CO₂). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO₂ emissions.

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 1.0 tonnes per year. This will help to protect the environment.

An average household produces 6 tonnes of CO₂

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

This property produces 2.5 tonnes of CO₂

11/1/21, 11:47 AM

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How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from D (65) to C (76).

Recommendation	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£30
2. Internal or external wall insulation	£4,000 - £14,000	£60
3. Floor insulation (suspended floor)	£800 - £1,200	£34
4. Condensing boiler	£2,200 - £3,000	£34
5. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£31

Paying for energy improvements

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

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Estimated energy use and potential savings

Estimated yearly energy cost for this property	£595
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Potential saving	£188
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The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice](#) (<https://www.simpleenergyadvice.org.uk/>).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Space heating	6432 kWh per year
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Water heating	1818 kWh per year
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Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
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Loft insulation	605 kWh per year
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Solid wall insulation	1203 kWh per year
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You might be able to receive [Renewable Heat Incentive payments](#) (<https://www.gov.uk/domestic-renewable-heat-incentive>). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

11/1/21, 11:47 AM

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Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Roselinda Sowole
Telephone	07907 009951
Email	deaenergy@googlemail.com

Accreditation scheme contact details

Accreditation scheme	Quidos Limited
Assessor ID	QUID200843
Telephone	01225 667 570
Email	info@quidos.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	12 June 2020
Date of certificate	12 June 2020
Type of assessment	RdSAP
