

Energy Performance Certificate



Flat 5 Emerson Court, 2a, Rodney Street, LONDON, N1 9FR

Dwelling type: Mid-floor flat
Date of assessment: 21 May 2018
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Reference number: 8288-7135-5740-7829-5922
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:

£ 759

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 114 over 3 years	£ 114 over 3 years	Not applicable
Heating	£ 405 over 3 years	£ 405 over 3 years	
Hot Water	£ 240 over 3 years	£ 240 over 3 years	
Totals	£ 759	£ 759	

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
83	83

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.