

Appendix 4 –EPC Extracts –front page only

Energy Performance Certificate HM Government

Flat 1, 49 Hendon Way, LONDON, NW2 2LX

Dwelling type: Ground-floor flat	Reference number: 8906-7297-1132-4077-4303
Date of assessment: 31 July 2020	Type of assessment: SAP, new dwelling
Date of certificate: 31 July 2020	Total floor area: 22 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

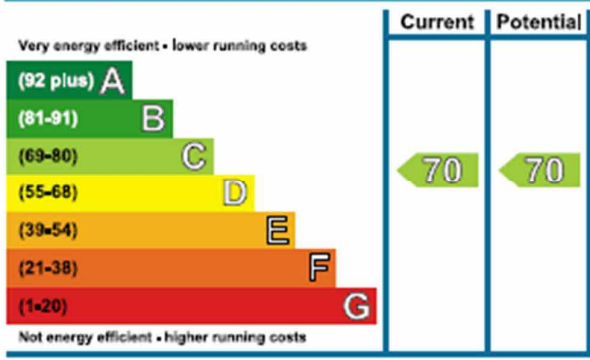
Estimated energy costs of dwelling for 3 years: £ 1,278

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 69 over 3 years	£ 69 over 3 years	Not applicable
Heating	£ 741 over 3 years	£ 741 over 3 years	
Hot Water	£ 468 over 3 years	£ 468 over 3 years	
Totals	£ 1,278	£ 1,278	

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



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.

Energy Performance Certificate



Flat 2, 49 Hendon Way, LONDON, NW2 2LX

Dwelling type: Ground-floor flat
Date of assessment: 31 July 2020
Date of certificate: 31 July 2020

Reference number: 8380-7233-7010-7129-9272
Type of assessment: SAP, new dwelling
Total floor area: 26 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:

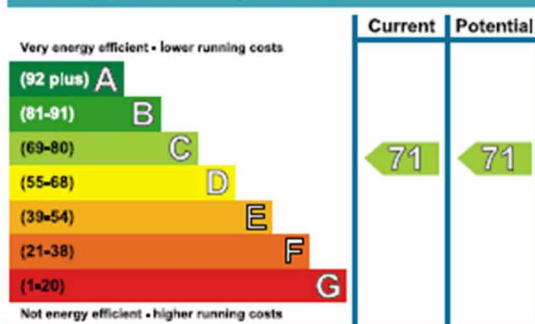
£ 1,296

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 81 over 3 years	£ 81 over 3 years	Not applicable
Heating	£ 738 over 3 years	£ 738 over 3 years	
Hot Water	£ 477 over 3 years	£ 477 over 3 years	
Totals	£ 1,296	£ 1,296	

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



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.

Energy Performance Certificate



Flat 3, 49 Hendon Way, LONDON, NW2 2LX

Dwelling type: Ground-floor flat

Reference number: 7198-6009-7323-7010-2204

Date of assessment: 31 July 2020

Type of assessment: SAP, new dwelling

Date of certificate: 31 July 2020

Total floor area: 16 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:

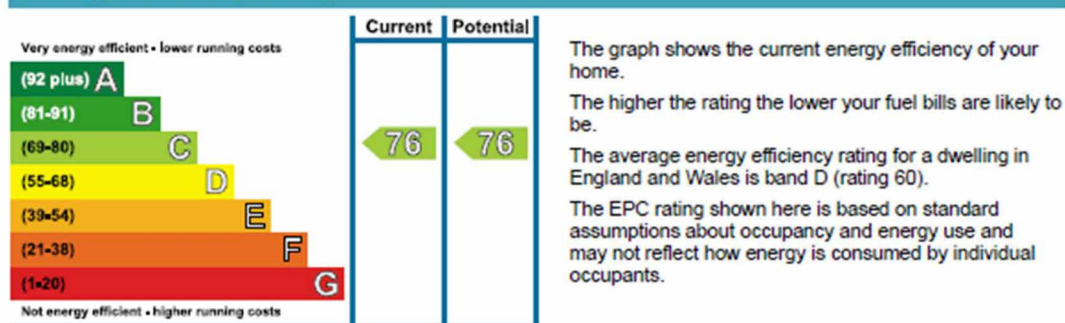
£ 963

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 66 over 3 years	£ 66 over 3 years	Not applicable
Heating	£ 438 over 3 years	£ 438 over 3 years	
Hot Water	£ 459 over 3 years	£ 459 over 3 years	
Totals	£ 963	£ 963	

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



Energy Performance Certificate



Flat 4, 49 Hendon Way, LONDON, NW2 2LX

Dwelling type: Ground-floor flat

Date of assessment: 31 July 2020

Date of certificate: 31 July 2020

Reference number: 0772-3819-7032-2270-2901

Type of assessment: SAP, new dwelling

Total floor area: 16 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: £ 1,047

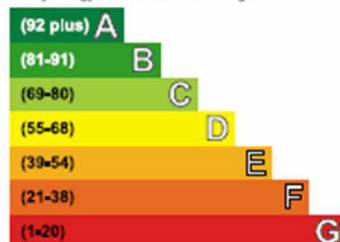
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 60 over 3 years	£ 60 over 3 years	Not applicable
Heating	£ 528 over 3 years	£ 528 over 3 years	
Hot Water	£ 459 over 3 years	£ 459 over 3 years	
Totals	£ 1,047	£ 1,047	

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
73	73

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.

Energy Performance Certificate



Flat 5, 49 Hendon Way, LONDON, NW2 2LX

Dwelling type: Ground-floor flat

Reference number: 8906-5297-2132-7077-2303

Date of assessment: 31 July 2020

Type of assessment: SAP, new dwelling

Date of certificate: 31 July 2020

Total floor area: 21 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:

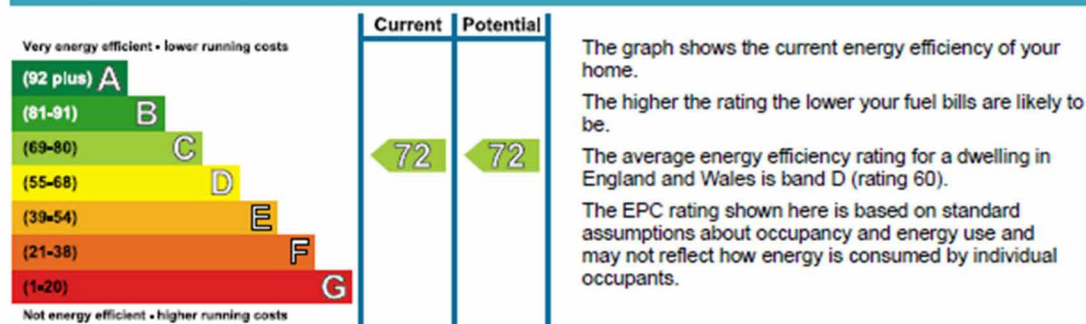
£ 1,185

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 84 over 3 years	£ 84 over 3 years	Not applicable
Heating	£ 636 over 3 years	£ 636 over 3 years	
Hot Water	£ 465 over 3 years	£ 465 over 3 years	
Totals	£ 1,185	£ 1,185	

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



Energy Performance Certificate



Flat 6, 49 Hendon Way, LONDON, NW2 2LX

Dwelling type: Mid-floor flat

Date of assessment: 31 July 2020

Date of certificate: 31 July 2020

Reference number: 7798-0009-7323-7810-2290

Type of assessment: SAP, new dwelling

Total floor area: 37 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

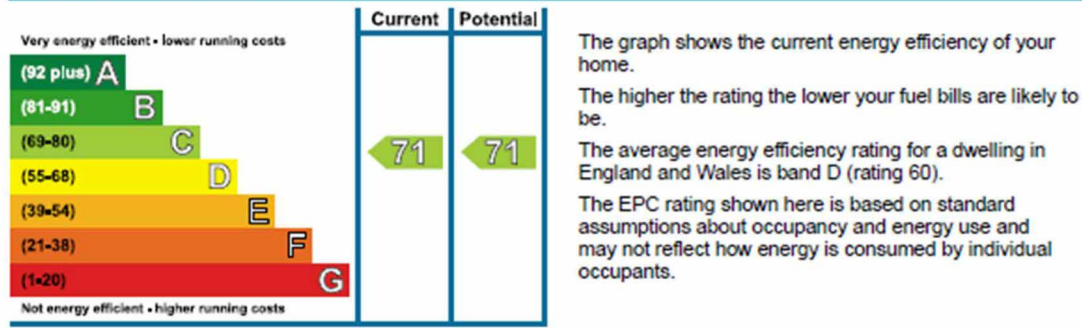
Estimated energy costs of dwelling for 3 years: £ 1,503

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 99 over 3 years	£ 99 over 3 years	Not applicable
Heating	£ 885 over 3 years	£ 885 over 3 years	
Hot Water	£ 519 over 3 years	£ 519 over 3 years	
Totals	£ 1,503	£ 1,503	

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



Energy Performance Certificate



Flat 7, 49 Hendon Way, LONDON, NW2 2LX

Dwelling type: Mid-floor flat

Reference number: 8560-7233-7020-7189-9272

Date of assessment: 31 July 2020

Type of assessment: SAP, new dwelling

Date of certificate: 31 July 2020

Total floor area: 34 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:

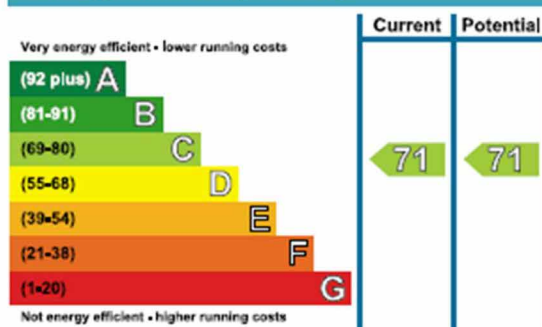
£ 1,449

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 99 over 3 years	£ 99 over 3 years	Not applicable
Heating	£ 846 over 3 years	£ 846 over 3 years	
Hot Water	£ 504 over 3 years	£ 504 over 3 years	
Totals	£ 1,449	£ 1,449	

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



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.

Energy Performance Certificate



Flat 8, 49 Hendon Way, LONDON, NW2 2LX

Dwelling type: Top-floor flat
Date of assessment: 31 July 2020
Date of certificate: 31 July 2020

Reference number: 8740-7233-7030-0109-9272
Type of assessment: SAP, new dwelling
Total floor area: 37 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: £ 1,446

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 105 over 3 years	£ 105 over 3 years	Not applicable
Heating	£ 822 over 3 years	£ 822 over 3 years	
Hot Water	£ 519 over 3 years	£ 519 over 3 years	
Totals	£ 1,446	£ 1,446	

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

