



Energy Performance Certificate (EPC)

Independent EPC report based on register data

ENERGY PERFORMANCE CERTIFICATE

Property Address

123 Sample Street, London
SW1A 1AA

Current Energy Rating



Score: 55

Potential Rating



Score: 81

Document Generated
4 October 2026

Certificate Valid Until
3 October 2031

Unit 14 Second Floor Clements Court, Clements Lane, Ilford, England, IG1 2QY

Company No: 12324007 | Data Controller: ZB239179

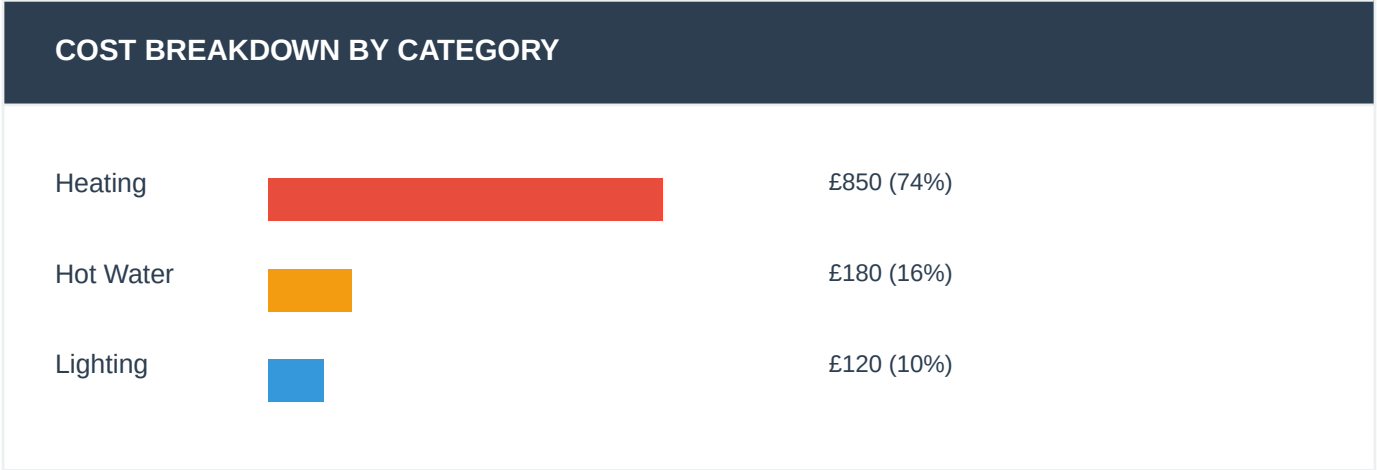
www.landregistry.org

123 Sample Street, London
SW1A 1AA

Key Property Details	
Property Type Detached	Built Form Detached
Age Band 1983-1990	Total Floor Area 120 m²
Habitable Rooms -	Heated Rooms -
Number of Storeys 1	Mains Gas Available Unknown

About This Property

This detached was built in the 1983-1990 period. It has a total floor area of 120 square metres with an unspecified number of habitable rooms.



Category	Current Cost	Potential Cost	Saving
Space Heating	£850	£520	£330
Water Heating	£180	£95	£85
Lighting	£120	£45	£75
TOTAL	£1150	£660	£490

Detailed Recommendations

Based on this property's EPC data, the following improvements may help increase energy efficiency and reduce running costs:

1. Top Up Loft Insulation

HIGH

DIY

Your roof is described as "Pitched, 200mm loft insulation". Topping up existing loft insulation to at least 270mm can significantly reduce heat loss through the roof.

Typical Cost
£200 - £300

Annual Saving
£135 - £250

Payback Period
2 - 3 years

CO2 Reduction
400 - 640 kg/year

2. Upgrade to Double Glazing

MEDIUM

Your windows are described as "Partial double glazing". Replacing single-glazed windows with double glazing reduces heat loss significantly and also reduces condensation and noise.

Typical Cost
£3,000 - £6,000

Annual Saving
£55 - £110

Payback Period
25 - 50+ years

CO2 Reduction
200 - 350 kg/year

3. Low Energy Lighting (LED)

LOW

DIY

Currently 0% of your fixed outlets use low energy lighting. Replacing all remaining bulbs with LED alternatives is a quick, cheap, and effective improvement.

Typical Cost
£30 - £100

Annual Saving
£35 - £75

Payback Period
1 - 2 years

CO2 Reduction
60 - 120 kg/year

4. Solar Water Heating

MEDIUM

Solar water heating uses roof-mounted panels to preheat water. This can reduce your hot water costs significantly and works well alongside your existing heating system.

Typical Cost
£4,000 - £6,000

Annual Saving
£60 - £110

Payback Period
25 - 40 years

CO2 Reduction
210 - 400 kg/year

5. Solar Photovoltaic (PV) Panels

HIGH

Solar PV panels generate electricity from sunlight, reducing reliance on grid electricity and potentially generating export income through the Smart Export Guarantee. Savings depend on roof orientation, shading, and household usage — discuss suitability with a qualified installer.

Typical Cost
£3,500 - £5,500

Annual Saving
Varies by property

Payback Period
8 - 15 years

CO2 Reduction
800 - 1,500 kg/year

6. Smart Heating Controls

MEDIUM

DIY

Smart thermostats and thermostatic radiator valves (TRVs) allow precise control of heating in each room, eliminating wasted heat in unoccupied spaces.

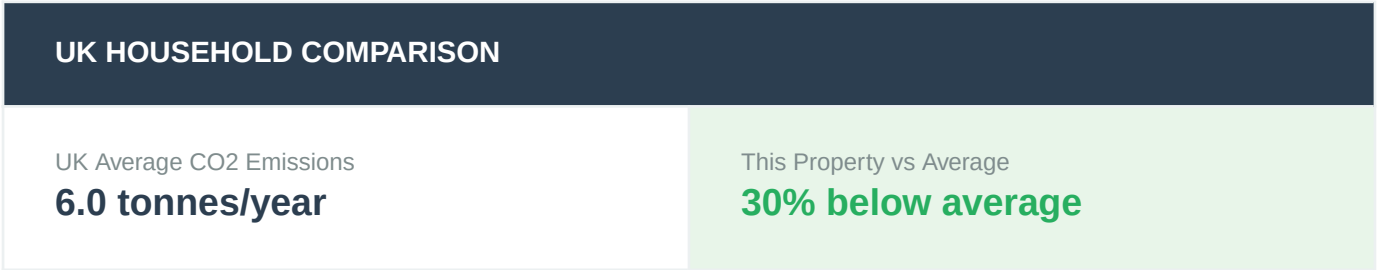
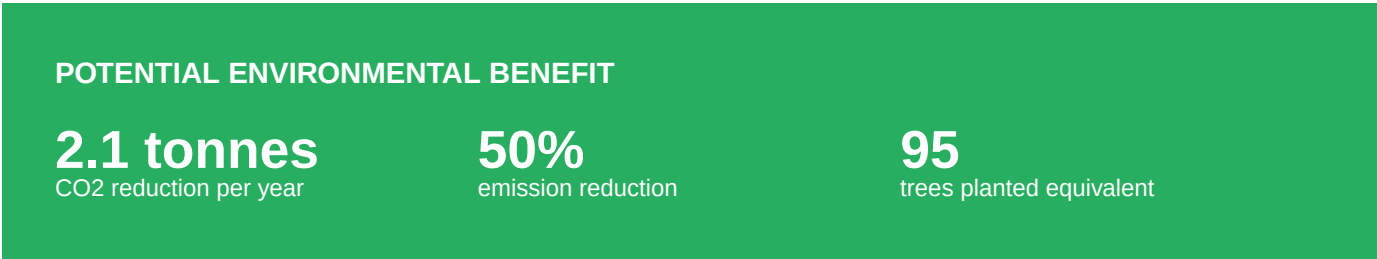
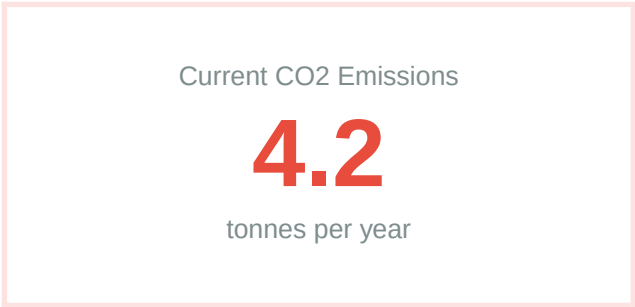
Typical Cost
£200 - £400

Annual Saving
£75 - £150

Payback Period
2 - 4 years

CO2 Reduction
200 - 350 kg/year

These recommendations are derived from the property characteristics recorded in the Energy Performance Certificate. Cost and saving estimates are indicative and will vary depending on the property and installer. For the full official improvement report, refer to the Energy Performance Certificate issued by the accredited assessor.



TYPICAL HEAT LOSS BY COMPONENT

Understanding where heat escapes from your home helps prioritize improvements. The percentages below show typical heat loss for an uninsulated home:

35%
Walls

25%
Roof

15%
Floor

10%
Windows

15%
Draughts

YOUR PROPERTY INSULATION STATUS		
W	Walls Cavity wall, filled insulation	Good ~35% heat loss
R	Roof Pitched, 200mm loft insulation	Good ~25% heat loss
G	Windows Partial double glazing	Average ~10% heat loss
F	Floor Suspended timber, insulated	Average ~15% heat loss

Insulation Priority Guidance

- Loft insulation is typically the cheapest and most effective improvement
- Cavity wall insulation offers significant savings with relatively low cost
- Solid wall insulation is more expensive but essential for older properties
- Draught-proofing is often DIY-friendly and very cost-effective

PRIMARY HEATING SYSTEM			
System Type		Efficiency Rating	
Boiler and radiators, mains gas		Good	
Fuel Type		Heating Controls	
Mains gas		Not rated	

HEATING CONTROLS	
Control System	Secondary Heating
Programmer, TRVs and room thermostat	None

HOT WATER SYSTEM	
System Description	Efficiency Rating
From main system	Not rated

HEATING UPGRADE OPTIONS			
System Type	Typical Cost	Efficiency	Annual Saving
A-rated Gas Boiler	£2,500 - £3,500	90%+	£200 - £350
Air Source Heat Pump	£8,000 - £14,000	300%+	£300 - £600
Smart Controls	£200 - £400	N/A	£75 - £150

CURRENT RENEWABLE ENERGY FEATURES		
Solar PV Not installed	Solar Water Heating Not installed	Wind Turbines Not installed

SOLAR PANEL POTENTIAL

Based on your property size, here's an estimate of solar panel potential:

144 kWh
Potential annual generation

£43
Potential annual saving

33 kg
CO2 saved per year

Typical installation cost: £5,000 - £8,000 for a 4kW system

HEAT PUMP OPTIONS	
Air Source Heat Pump Extracts heat from outside air Cost: £8,000 - £14,000 Efficiency: 300%+ Best for: Well-insulated homes	Ground Source Heat Pump Extracts heat from the ground Cost: £15,000 - £35,000 Efficiency: 400%+ Best for: Properties with garden space

Government Grants Available

Boiler Upgrade Scheme (BUS): Up to £7,500 towards heat pump installation

Great British Insulation Scheme: Free or subsidised insulation for eligible households

ECO4: Energy Company Obligation scheme for low-income households

[Visit gov.uk/energy-grants-calculator](https://www.gov.uk/energy-grants-calculator) to check eligibility

GLOSSARY OF TERMS

EPC	Energy Performance Certificate - A document showing the energy efficiency rating of a property, graded from A (most efficient) to G (least efficient).
SAP Rating	Standard Assessment Procedure - The government's methodology for assessing and comparing the energy and environmental performance of dwellings.
Primary Energy	The total energy required including losses in generation, transmission, and distribution. It accounts for the full environmental impact.
U-Value	A measure of heat loss through a building element. Lower U-values mean better insulation. Measured in W/m ² K.
Thermal Mass	The ability of a material to absorb and store heat energy. High thermal mass helps regulate indoor temperatures.
Air Permeability	A measure of how much air leaks through the building fabric. Lower values indicate better airtightness.
COP (Coefficient of Performance)	For heat pumps, the ratio of heat output to electricity input. A COP of 3 means 3kW of heat for every 1kW of electricity.
kWh (Kilowatt-hour)	A unit of energy. One kWh is the energy used by a 1kW appliance running for one hour.
Cavity Wall	A wall made of two layers with a gap (cavity) between them. The cavity can be filled with insulation.
Solid Wall	A single-layer wall, typically found in older properties. Can be insulated internally or externally.

RECOMMENDED NEXT STEPS

- Review the recommendations in this report and prioritise based on cost-effectiveness
- Get quotes from multiple installers - use TrustMark accredited traders for quality assurance
- Check eligibility for government grants and schemes before proceeding
- Start with quick wins like LED lighting and draught-proofing while planning larger improvements
- Consider getting a new EPC after making improvements to document the enhanced rating

Useful Resources

Energy Saving Trust: energysavingtrust.org.uk
 Simple Energy Advice: simpleenergyadvice.org.uk

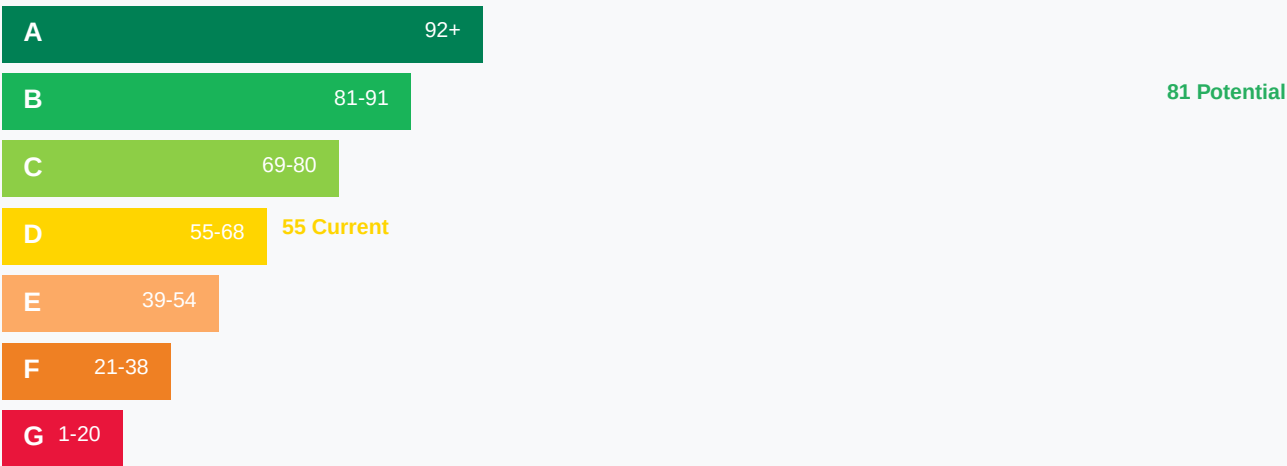
Technical Appendix

Detailed EPC Register Data

123 Sample Street, London, SW1A 1AA

Energy Rating Scale

Very energy efficient - lower running costs



Not energy efficient - higher running costs

ENERGY USE & ENVIRONMENTAL IMPACT

£1,245

Estimated yearly cost

4.2

CO tonnes/year

-£374

Potential savings/year

1983-1990

Property age band

PROPERTY CHARACTERISTICS

Walls

Cavity wall, filled insulation

Roof

Pitched, 200mm loft insulation

Windows

Partial double glazing

Main Heating

Boiler and radiators, mains gas

Hot Water

Lighting

From main system

Low energy lighting in 75% of fixed outlets

Certificate Details

Assessment Date
4 October 2026

Valid Until
3 October 2031

Property Type
Detached

Floor Area
120 m²

Location

ADDRESS

Full property address (postcode recorded separately)

123 Sample Street, London

POST TOWN

The post town of the property

—

POSTCODE

Postcode for the building address

SW1A 1AA

COUNTY

County in which the building is located (where applicable)

—

LOCAL AUTHORITY

Local authority area where building is located

—

CONSTITUENCY

Parliamentary constituency where building is located

—

Additional Information

LMK KEY

Individual lodgement identifier - unique certificate reference

0000-0000-0000-0000-0000

BUILDING REFERENCE NUMBER

Unique identifier for the property

Unknown

INSPECTION DATE

The date the inspection was carried out by the energy assessor

4 October 2026

VALID UNTIL

TRANSACTION TYPE

Type of transaction that triggered the EPC

marketed sale

ENVIRONMENT IMPACT CURRENT

Current environmental impact rating based on CO2 emissions

—

ENVIRONMENT IMPACT POTENTIAL

Potential environmental impact rating after improvements

—

ENERGY CONSUMPTION CURRENTCurrent estimated annual energy consumption (kWh/m²)

—

ENERGY CONSUMPTION POTENTIALPotential annual energy consumption after improvements (kWh/m²)

—

CO2 EMISSIONS CURRENT

Current CO2 emissions per year (tonnes/year)

4.2

CO2 EMISSIONS PER FLOOR AREACO2 emissions per square metre floor area (kg/m²/year)

—

CO2 EMISSIONS POTENTIAL

Potential CO2 emissions after improvements (tonnes/year)

2.1

TOTAL FLOOR AREATotal useful floor area measured to internal face of external walls (m²)

120

ENERGY TARIFF

Type of electricity tariff for the property

Unknown

MAINS GAS

Whether mains gas is available at the property

Unknown

123 Sample Street, London, SW1A 1AA

ESTIMATED ANNUAL ENERGY COSTS

Cost Type	Current	Potential	Saving
Lighting	£120	£45	£75
Heating	£850	£520	£330
Hot Water	£180	£95	£85
TOTAL	£1150	£660	£490

Property Features

NUMBER OF HABITABLE ROOMS

Living rooms, bedrooms, dining rooms, studies and similar spaces

—

NUMBER OF HEATED ROOMS

The number of heated rooms in the property

—

LOW ENERGY LIGHTING

Percentage of low energy lighting as proportion of total fixed lights

—

NUMBER OF OPEN FIREPLACES

Open fireplaces that allow air passage between inside and outside

0

Hot Water System

HOT WATER DESCRIPTION

Overall description of the hot water system

From main system

HOT WATER ENERGY EFFICIENCY

Energy efficiency rating

—

HOT WATER ENVIRONMENTAL EFFICIENCY

—

Floor

FLOOR DESCRIPTION

Overall description of the floor construction

Suspended timber, insulated

FLOOR ENERGY EFFICIENCY

Energy efficiency rating

Average

AVERAGE

FLOOR ENVIRONMENTAL EFFICIENCY

Environmental efficiency rating

—

Windows

WINDOWS DESCRIPTION

Overall description of the window glazing

Partial double glazing

WINDOWS ENERGY EFFICIENCY

Energy efficiency rating

Average

AVERAGE

WINDOWS ENVIRONMENTAL EFFICIENCY

Environmental efficiency rating

—

Walls

WALLS DESCRIPTION

Overall description of the wall construction

Cavity wall, filled insulation

WALLS ENERGY EFFICIENCY

Energy efficiency rating

Good

GOOD

WALLS ENVIRONMENTAL EFFICIENCY

Environmental efficiency rating

—

Roof

ROOF DESCRIPTION

Overall description of the roof construction

Pitched, 200mm loft insulation

ROOF ENERGY EFFICIENCY

Energy efficiency rating

Good

GOOD

ROOF ENVIRONMENTAL EFFICIENCY

Environmental efficiency rating

—

Lighting System

LIGHTING DESCRIPTION

Overall description of the lighting system

Low energy lighting in 75% of fixed outlets

LIGHTING ENERGY EFFICIENCY

Energy efficiency rating

Good

GOOD

LIGHTING ENVIRONMENTAL EFFICIENCY

Environmental efficiency rating

—

Heating System

MAIN HEATING DESCRIPTION

Overall description of the main heating system

Boiler and radiators, mains gas

MAIN HEATING ENERGY EFFICIENCY

Energy efficiency rating

Good

GOOD

MAIN HEATING ENVIRONMENTAL EFFICIENCY

Environmental efficiency rating

—

MAIN FUEL TYPE

The type of fuel used to power the central heating

Mains gas

Heating Controls

MAIN HEATING CONTROLS

Description of the heating control system

Programmer, TRVs and room thermostat

CONTROLS ENERGY EFFICIENCY

Energy efficiency rating

—

CONTROLS ENVIRONMENTAL EFFICIENCY

Environmental efficiency rating

—

Secondary Heating

SECONDARY HEATING DESCRIPTION

Description of any secondary heating system

None

SECONDARY HEATING ENERGY EFFICIENCY

Energy efficiency rating

—

SECONDARY HEATING ENVIRONMENTAL EFFICIENCY

Environmental efficiency rating

—

Glazing Details

MULTI-GLAZE PROPORTION

Percentage of glazed area that is multiple glazed

—

GLAZED TYPE

Type of glazing: single, double or triple

—

GLAZED AREA

Ranged estimate of the total glazed area

—

Recommendations

- Install cavity wall insulation
- Upgrade to double glazing
- Install solar panels
- Replace boiler with more efficient model

About This Document

This paid, independently formatted EPC pack uses EPC register data. It is not a newly issued certificate and does not renew an expired EPC. The register certificate is available free through GOV.UK. Prop Docs is not affiliated with the government.

EPCs are valid for 10 years from the date of issue. For more information, visit:

www.gov.uk/find-energy-certificate