

Energy performance certificate (EPC)

27 Forthbridge Road LONDON SW11 5NX	Energy rating E	Valid until:	30 October 2035
		Certificate number:	4135-6120-4509-0610-6276

Property type	Mid-terrace house
Total floor area	132 square metres

Rules on letting this property

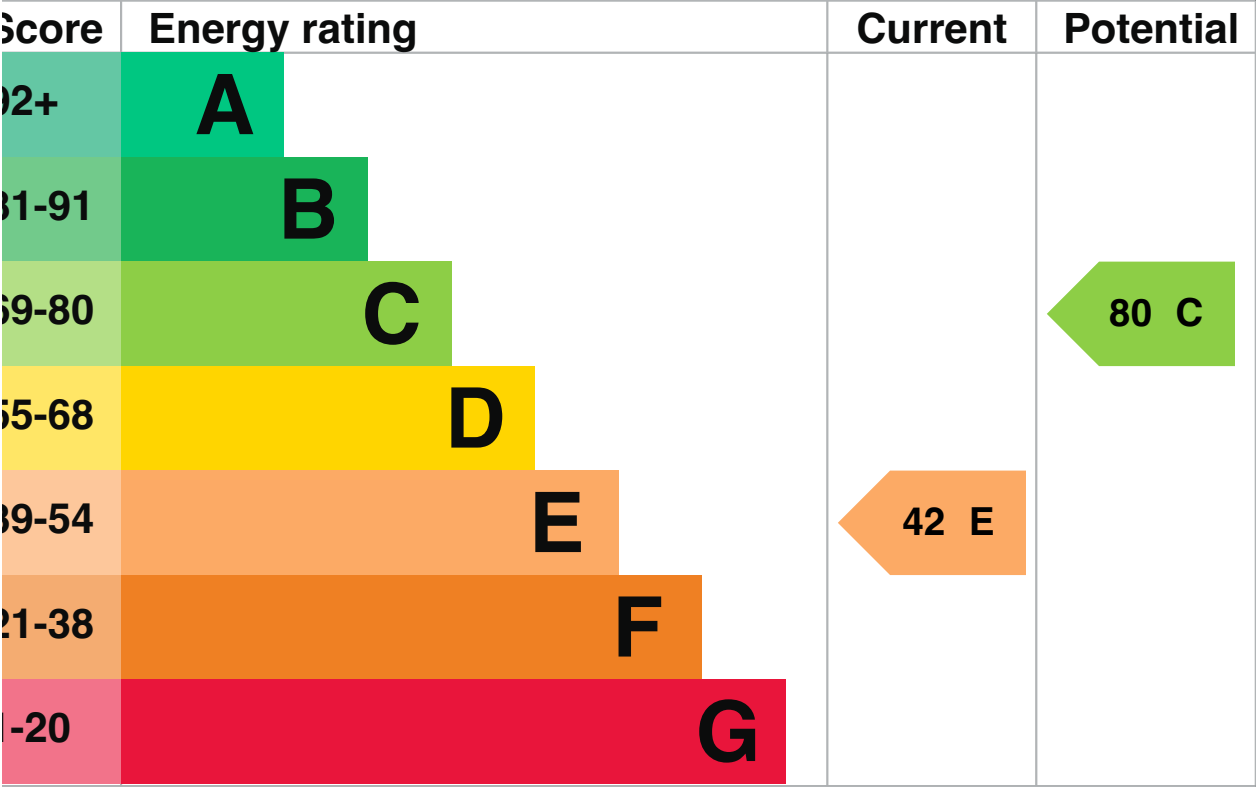
Properties can be let if they have an energy rating from A to E.

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 rating and score

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

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



The graph shows this property’s current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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

Breakdown of property’s energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property’s age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Walls	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, insulated (assumed)	Average

ndow	Some double glazing	Very poor
ain heating	Room heaters, mains gas	Average
ain heating control	No thermostatic control of room temperature	Poor
ot water	Gas multipoint	Average
ighting	Below average lighting efficiency	Very poor
oor	Suspended, no insulation (assumed)	N/A
air tightness	(not tested)	N/A
ondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 304 kilowatt hours per square metre (kWh/m²).

[About primary energy use](#)

Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

How this affects your energy bills

An average household would need to spend **£2,612 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £1,618 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 15,609 kWh per year for heating
- 2,066 kWh per year for hot water

mpact on the environment

is property’s environmental impact rating is F. It has the potential to be C.

roperties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

arbon emissions

n average household produces	6 tonnes of CC
his property produces	7.4 tonnes of CC
his property’s potential production	2.4 tonnes of CC

u could improve this property’s CO2 emissions by making the suggested changes. This will help to protect the environment.

ese ratings are based on assumptions about average occupancy and energy use. People living at the property may use ferent amounts of energy.

Steps you could take to save energy

[Do I need to follow these steps in order?](#)

Step 1: Internal wall insulation

Typical installation cost	£7,500 - £11,000
Typical yearly saving	£52
Potential rating after completing step 1	52 E

Step 2: Floor insulation (suspended floor)

Typical installation cost	£5,000 - £10,000
Typical yearly saving	£10
Potential rating after completing steps 1 and 2	55 D

Step 3: Draught proofing

Typical installation cost	£150 - £250
Typical yearly saving	£6
Potential rating after completing steps 1 to 3	57 D

Step 4: Low energy lighting

Typical installation cost	£240 - £280
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Typical yearly saving

£13

Potential rating after completing steps to 4

59 D

Step 5: Change room heaters to condensing boiler

Typical installation cost

£3,500 - £10,000

Typical yearly saving

£66

Potential rating after completing steps to 5

74 C

Step 6: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost

£4,500 - £6,000

Typical yearly saving

£11

Potential rating after completing steps to 6

77 C

Step 7: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£8,000 - £10,000

Typical yearly saving

£24

Potential rating after completing steps to 7

80 C

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

Free energy saving improvements: [Warm Homes Local Grant \(WHLG\)](#)

Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)

Help from your energy supplier: [Energy Company Obligation](#)

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Alan Aiken
Telephone	07976232759
Email	alanwaiken@gmail.com

Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/020062
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	Employed by the professional dealing with
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	the property transaction
ate of assessment	30 October 2025
ate of certificate	31 October 2025
/pe of assessment	▶ RdSAP

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at iclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



[Help \(/help\)](/help) [Accessibility \(/accessibility-statement\)](/accessibility-statement) [Cookies \(/cookies\)](/cookies)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](/service-performance)

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