

OVERVIEW REPORT

Dwelling Address	22 Hillside Grove, LONDON, NW7 2LR
Report Date	31/07/2026 03:49:27 PM
Property Type	Semi-detached house
Floor Area [m ²]	183 m ²

This document is not an Energy Performance Certificate (EPC) as required by the Energy Performance of Buildings Regulations. It is to be used solely to allow an energy assessor to sense check the assessment details prior to lodgement.

Energy Rating

The current energy rating of this property is [C/73] and its potential is [B/82]

Breakdown of property's energy performance

Feature	Description	Energy Performance
Walls	Solid brick, as built, no insulation (assumed)	Poor
Walls	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 250 mm loft insulation	Good
Roof	Flat, insulated	Good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Suspended, insulated (assumed)	N/A
Windows	High performance glazing	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating controls	Programmer, room thermostat and TRVs	Good
Secondary heating	None	N/A
Hot water	From main system	Good
Lighting	Excellent lighting efficiency	Very Good
Air tightness	(not tested)	N/A

Primary Energy use

The primary energy use for this property per year is 150 kilowatt hour (kWh) per square metre

Estimated CO₂ emissions of the dwelling

The estimated CO₂ emissions of the dwelling is: **5.1** Tonnes per year

With the recommended measures the potential CO₂ emissions could be **3.5** Tonnes per year

Recommendations

Recommended measure	Typical Yearly Saving	Potential Rating after measure installed	Cumulative savings (per year)	Cumulative Potential Rating
Internal wall insulation	£356	4	£356	77
Floor insulation (suspended floor)	£134	2	£490	79
Solar photovoltaic panels, 2.5 kWp	£249	3	£739	82

Estimated energy use and potential savings

Estimated energy cost for the property over a year **£1973**

Over a year you could save **£739**