

Energy Performance Certificate

Braikenridge House, Cunard Crescent, LONDON, N21 2TF

Dwelling type:	Top-floor flat	Reference number:	8862-7721-0540-9143-5996
Date of assessment:	17 September 2012	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	18 September 2012	Total floor area:	42 m ²


Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 999
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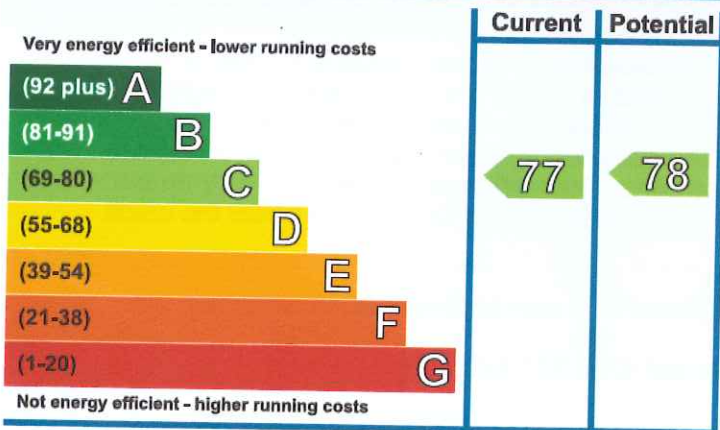
Over 3 years you could save	£ 72
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Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 159 over 3 years	£ 78 over 3 years	
Heating	£ 639 over 3 years	£ 648 over 3 years	
Hot Water	£ 201 over 3 years	£ 201 over 3 years	
Totals	£ 999	£ 927	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any 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 potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£60	£ 69	

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.