



 **2**

Bedrooms

 **1**

Bathroom



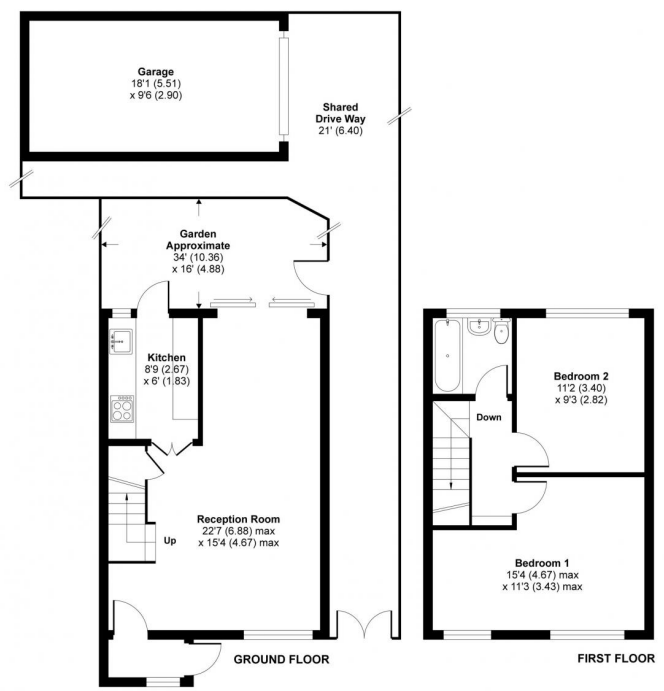
**\*\* OPEN HOUSE SATURDAY 9TH OCTOBER 2021 \*\* - by appointment only**


Situated in this popular location near Walthamstow Central is this 2 Bedroom end of terrace house. Added benefits include 2 double bedrooms, with a first floor bathroom, through lounge and a kitchen leading to a good size garden, with garage to rear, accessed via shared driveway. This property is in need of modernisation, once the works are carried out in our opinion will make a lovely family home. Ideally situated with excellent public transport links, which include Walthamstow Central Underground and over ground station (Victoria Line, Zone 3) along with the vibrant shopping area with all its bars, restaurants and coffee shops.

However, to really appreciate this home, an internal viewing is highly recommended.

## Helena Road, London, E17

Approximate Area = 883 sq ft / 82 sq m (includes garage)  
For identification only - Not to scale



 **RICS** Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2021. Produced for Atlantic Sales & Lettings Ltd. REF: 771994



# Energy performance certificate (EPC)

3 Helena Road LONDON E17 7PY	Energy rating <b>F</b>	Valid until: <b>28 September 2031</b> Certificate number: <b>7739-7921-3000-0348-9226</b>
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Property type: End-terrace house

Total floor area: 64 square metres

## Rules on letting this property

### You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. 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>).

Properties can be rented if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

## Energy efficiency rating for this property

This property's current energy rating is F. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D		
39-54	E		
21-38	F	32   F	
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 250 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	Gas multipoint	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

### Primary energy use

The primary energy use for this property per year is 379 kilowatt hours per square metre (kWh/m<sup>2</sup>).

### Additional information

Additional information about this property:

- Cavity fill is recommended

### Environmental impact of this property

This property's potential production

0.8 tonnes of CO<sub>2</sub>

One of the biggest contributors to climate change is carbon dioxide (CO<sub>2</sub>). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO<sub>2</sub> emissions.

By making the [recommended changes](#), you could reduce this property's CO<sub>2</sub> emissions by 3.3 tonnes per year. This will help to protect the environment.

An average household produces 6 tonnes of CO<sub>2</sub>

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

This property produces 4.1 tonnes of CO<sub>2</sub>

## How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from F (32) to B (85).

Recommendation	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£346
2. Floor insulation (solid floor)	£4,000 - £6,000	£106
3. Gas condensing boiler	£3,000 - £7,000	£567
4. Solar water heating	£4,000 - £6,000	£27
5. Solar photovoltaic panels	£3,500 - £5,500	£347

### Paying for energy improvements

[Find energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

### Estimated energy use and potential savings

Estimated yearly energy cost for this property £1531

Potential saving £1045

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.simpleenergyadvice.org.uk/\)](https://www.simpleenergyadvice.org.uk/).

### Heating use in this property

Heating a property usually makes up the majority of energy costs.

#### Estimated energy used to heat this property

Space heating 6808 kWh per year

Water heating 1393 kWh per year

### Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Cavity wall insulation	1807 kWh per year

Cavity wall insulation 1807 kWh per year

You might be able to receive [Renewable Heat Incentive payments \(https://www.gov.uk/domestic-renewable-heat-incentive\)](https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

### Assessor contact details

Assessor's name	Jonathan Blackmore
Telephone	01189770690
Email	<a href="mailto:epc@nichecom.co.uk">epc@nichecom.co.uk</a>

### Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/017129
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### Assessment details

Assessor's declaration	No related party
Date of assessment	28 September 2021
Date of certificate	29 September 2021
Type of assessment	<a href="#">RdSAP</a>

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