## **Energy performance certificate (EPC)**

74 Swanley Lane SWANLEY	Energy rating	Valid until:	4 February 2034
BR8 7JG	D	Certificate number:	9634-6522-3300-0655-4202
Property type	Mid-terrace house		
Total floor area	86 square metres		

## Rules on letting this property

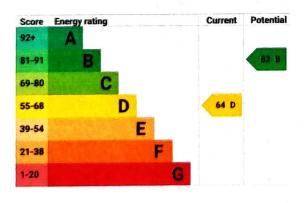
Properties can be let if they have an energy rating from A to E.

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).

## **Energy rating and score**

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

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