

# Energy performance certificate (EPC)

ABBOTTS HOUSE 198 LOWER HIGH STREET WATFORD WD17 2FF	Energy rating <h1>D</h1>	Valid until: <b>10 January 2031</b> <hr/> Certificate number: <b>4225-3411-8348-8982-5102</b>
---------------------------------------------------------------	-----------------------------	--------------------------------------------------------------------------------------------------

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	241 square metres

## Rules on letting this property

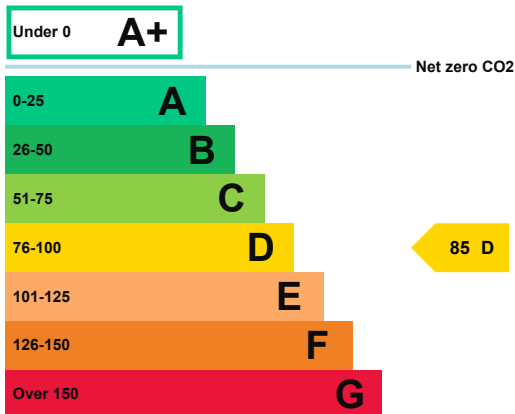
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



## How this property compares to others

Properties similar to this one could have ratings:

If newly built

22 A

If typical of the existing stock

64 C

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	90.31
Primary energy use (kWh/m <sup>2</sup> per year)	523

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2782-8385-5317-7372-7637\)](#).

## 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	Simon William Thomas Coombs
Telephone	0844 8000418
Email	<a href="mailto:jason@epcpartnership.com">jason@epcpartnership.com</a>

### 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/016213
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Network Energy
Employer address	100 Courtlands Drive Watford WD17 4JA
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	8 January 2021
Date of certificate	11 January 2021