Energy performance certificate (EPC)

Ground Floor + Basement Offices One Vicarage Lane LONDON E15 4HF Energy rating

Valid until: 2 February 2033

Certificate number: 9279-3121-5046-5516-7673

Property type

Offices and Workshop Businesses

Total floor area

435 square metres

Rules on letting this property

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

Energy efficiency rating for this property

This property's current energy rating is B.

Under 0 A+

Net zero CO2

0-25 A

26-50 B

51-75 C

76-100 D

101-125 E

126-150 F

Over 150 G

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

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

12 | A

If typical of the existing stock

50 | B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	9.2
Primary energy use (kWh/m2 per year)	100

Recommendation report

Guidance on improving the energy performance of this property can be found in the <u>recommendation</u> <u>report (/energy-certificate/4304-2224-3711-1476-8107)</u>.

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 Peter Cowan Telephone 7702710383

Email petercowan77@yahoo.co.uk

Accreditation scheme contact details

Accreditation scheme Stroma Certification Ltd

Assessor ID STRO000743
Telephone 0330 124 9660

Email <u>certification@stroma.com</u>

Assessment details

Employer Peter Cowan

Employer address 154 Merryhill Road, WD23 1DG

Assessor's declaration The assessor is not related to the owner of the

property.

Date of assessment 31 January 2023
Date of certificate 3 February 2023