Energy performance certificate (EPC)

UNIT 4
EAST APARTMENTS
ASHLEY ROAD
LONDON
N17 9QY

Energy rating
B

Valid until: **12 March 2033**

Certificate number: **5059-4321-7856-8852-5975**

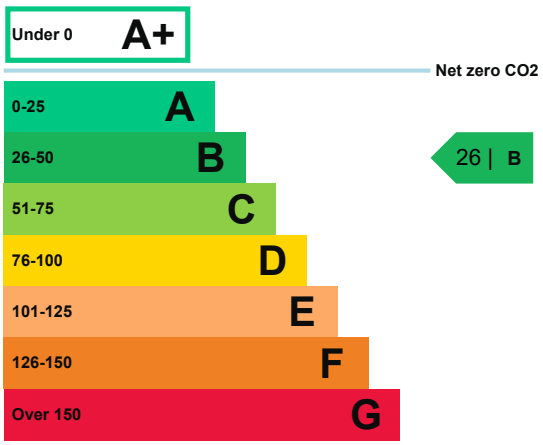
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	372 square metres

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.



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: 27 | B

If typical of the existing stock: 78 | D

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	5
Building emission rate (kgCO2/m2 per year)	34.53
Primary energy use (kWh/m2 per year)	204

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/0687-0735-1041-7160-0748).

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	J BURNS
Telephone	07703 631 544
Email	joe.burns@connektengineering.co.uk

Accreditation scheme contact details

Accreditation scheme	CIBSE Certification Limited
Assessor ID	LCEA047301
Telephone	020 8772 3649
Email	epc@cibsecertification.org

Assessment details

Employer	CONNEKT BUILDING SERVICES LTD
Employer address	2 MEAKINS ROW, FENTON, STOKE-ON-TRENT, ST3 4FG
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	13 March 2023
Date of certificate	13 March 2023