

Energy performance certificate (EPC)

45 Beachy Road
London
E3 2NS

Energy rating

A

Valid until:

9 February 2036

Certificate number:

2652-4312-9599-6920-5654

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

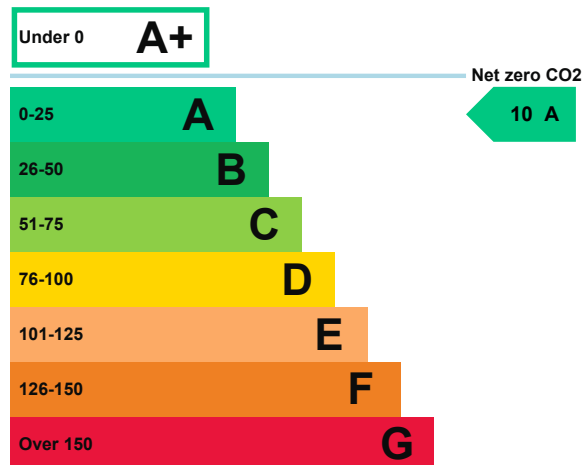
391 square metres

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 A.



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	4
Building emission rate (kgCO ₂ /m ² per year)	16.7
Primary energy use (kWh/m ² per year)	98

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8010-4515-3938-2261-2864\)](/energy-certificate/8010-4515-3938-2261-2864).

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	Aaron Perry
Telephone	08458 386 387
Email	oyonh@energistuk.co.uk

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/027216
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Energist UK
Employer address	Watermoor Point, Watermoor Rd, Cirencester GL7 1LF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	10 February 2026
Date of certificate	10 February 2026