

Energy performance certificate (EPC)

First Floor
45 Charlotte Road
LONDON
EC2A 3PD

Energy rating

C

Valid until:

12 August 2036

Certificate number:

2286-0136-9162-6298-6902

Property type

Offices and Workshop Businesses

Total floor area

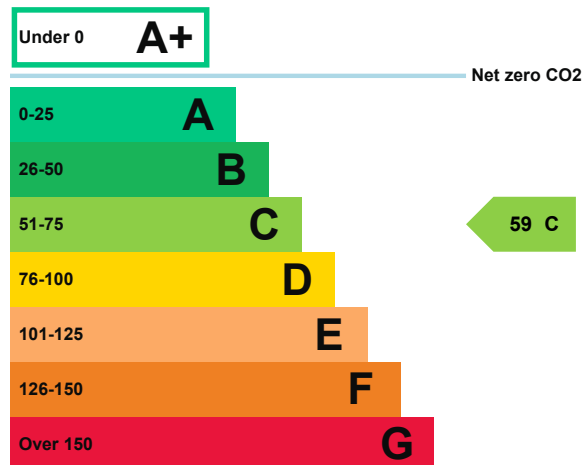
70 square metres

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 C.



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

13 A

If typical of the existing stock

51 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	12.02
Primary energy use (kWh/m ² per year)	131

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2626-9189-6249-2100-8663\)](/energy-certificate/2626-9189-6249-2100-8663).

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	Usman Hussain
Telephone	07939302868
Email	usman@energyexpertise.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	Quidos Limited
Assessor's ID	QUID201051
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	Energy Expertise LTD
Employer address	07939302868
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	12 August 2026
Date of certificate	13 August 2026
