

Energy performance certificate (EPC)

171 Morning Lane
Hackney
LONDON
E9 6LH

Energy rating

D

Valid until: **14 February 2033**

Certificate number: **0029-1202-0307-2305-3300**

Property type

Retail/Financial and Professional Services

Total floor area

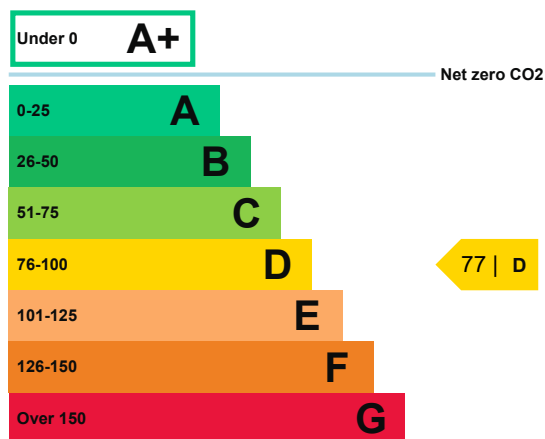
131 square metres

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 D.



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

7 | A

If typical of the existing stock

28 | B

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

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	40.85
Primary energy use (kWh/m ² per year)	425

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2120-4902-0070-3305-3201\)](#).

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	Muhammad Tahir
Telephone	07969748503
Email	m_tahir_3005@yahoo.com

Accreditation scheme contact details

Accreditation scheme	Quidos Limited
Assessor ID	QUID204640
Telephone	01225 667 570
Email	info@quidos.co.uk

Assessment details

Employer	EPC & ELEC TESTING LTD
Employer address	IG1 2DY
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	7 February 2023
Date of certificate	15 February 2023
