# Energy performance certificate (EPC)

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| 11 Cropley Street<br>Hackney<br>LONDON<br>N1 7PT | Energy rating<br>**C** | Valid until: | **15 November 2036** |
| | | Certificate number: | **6183-0679-3436-7882-1678** |

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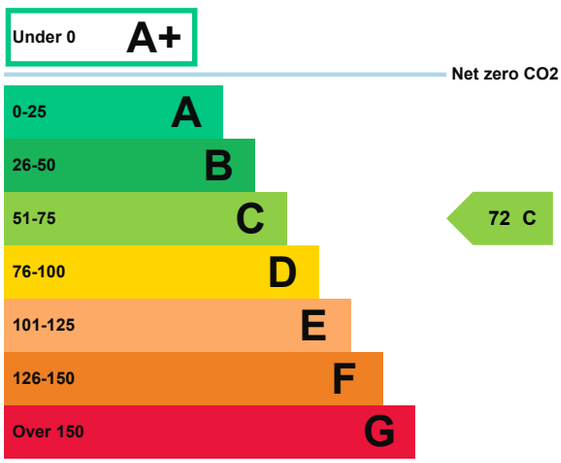
|---|---|
| Property type | Restaurants and Cafes/Drinking Establishments/Takeaways |
| Total floor area | 39 square metres |

## 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:

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|---|---|
| If newly built | 29 B |
| If typical of the existing stock | 118 E |

## Breakdown of this property's energy performance

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|---|---|
| Main heating fuel | Grid Supplied Electricity |
| Building environment | Heating and Natural Ventilation |
| Assessment level | 3 |
| Building emission rate (kgCO2/m2 per year) | 79.81 |
| Primary energy use (kWh/m2 per year) | 762 |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/4527-6381-8032-3801-3298).

# 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.

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|---|---|
| Assessor's name | Ori Reiss |
| Telephone | 07834488833 |
| Email | ori@epcassure.com |

## Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

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|---|---|
| Accreditation scheme | Elmhurst Energy Systems Ltd |
| Assessor's ID | EES/028124 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

## About this assessment

| | |
|---|---|
| Employer | EPC Assure Ltd |
| Employer address | 20-22 Wenlock Road London |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 5 November 2026 |
| Date of certificate | 16 November 2026 |