

Energy performance certificate (EPC)

Unit B 17 Downham Road London N1 5AA	Energy rating	Valid until: 24 July 2032
	D	Certificate number: 1291-4294-4780-7873-0588

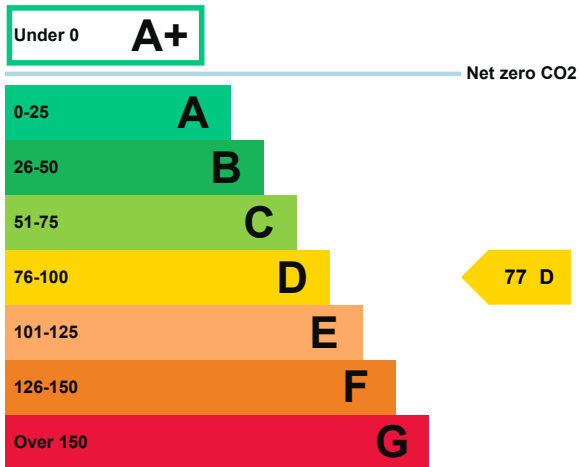
Property type	Offices and Workshop Businesses
Total floor area	80 square metres

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 D.



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	14 A
If typical of the existing stock	55 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)	17.33
Primary energy use (kWh/m ² per year)	189

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9795-6435-9992-2962-7336\)](/energy-certificate/9795-6435-9992-2962-7336).

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	Jimmy Couppas
Telephone	07723001249
Email	jim@londonpropertycerts.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/019825
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	London Property Certs Ltd
Employer address	104 Palmerston Road, London, N22 8RE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	21 July 2022
Date of certificate	25 July 2022