Energy performance certificate (EPC)

71 Fanshaw Street LONDON N1 6LA

Energy rating

Valid until: 9 February 2035

Certificate number:

3524-1028-1250-7592-9339

Property type

Offices and Workshop Businesses

Total floor area

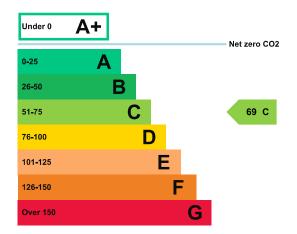
275 square metres

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

17 A

If typical of the existing stock

69 C

Breakdown of this property's energy performance

| Main heating fuel | Natural Gas |
|--|---------------------------------|
| Building environment | Heating and Natural Ventilation |
| Assessment level | 3 |
| Building emission rate (kgCO2/m2 per year) | 17.7 |
| Primary energy use (kWh/m2 per year) | 122 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the <u>recommendation report</u> (/energy-certificate/8808-2940-0768-4318-3646).

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 | Louis Tsakistras BSc (Hons), DipNDEA L3 L4, DipDEC. |
|-----------------|---|
| Telephone | 0780 8292 535 |
| Email | terry@tagepc.co.uk |

Contacting the accreditation scheme

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

| Elmhurst Energy Systems Ltd |
|--------------------------------|
| EES/028268 |
| 01455 883 250 |
| enquiries@elmhurstenergy.co.uk |
| Trinity Alexander Croup |
| |

| Employer | Trinity Alexander Group |
|------------------------|---|
| Employer address | 15 Whitehall, Westminster, London SW1A 2DD |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 4 February 2025 |
| Date of certificate | 10 February 2025 |
| Date of certificate | 10 1 coldary 2020 |