

# Energy performance certificate (EPC)

Unit 47  
47-49 Charlotte Road  
LONDON  
EC2A 3QT

Energy rating

C

Valid until: 24 October 2031

Certificate number: 7222-2122-3128-1170-1885

Property type A1/A2 Retail and Financial/Professional services

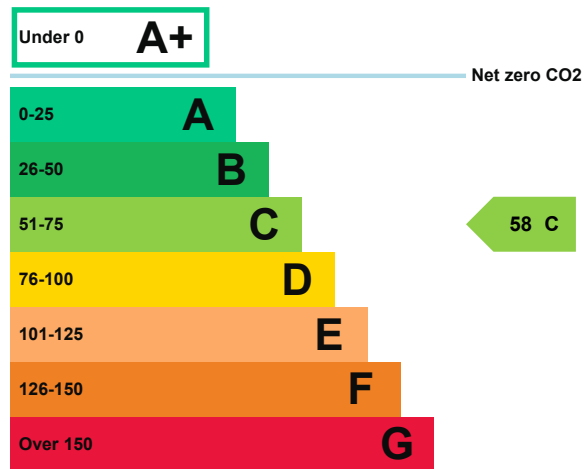
Total floor area 136 square metres

## 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

25 A

If typical of the existing stock

73 C

## 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 <sub>2</sub> /m <sup>2</sup> per year)	82.56
Primary energy use (kWh/m <sup>2</sup> per year)	488

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7370-9696-4147-6273-9311\)](/energy-certificate/7370-9696-4147-6273-9311).

## 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	George Vujasin
Telephone	01992 460925
Email	<a href="mailto:gv@sterling-es.co.uk">gv@sterling-es.co.uk</a>

### Contacting the accreditation scheme

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

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO001219
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### About this assessment

Employer	Sterling Energy Surveys Ltd
Employer address	7 Graham Avenue Broxbourne EN10 7DN
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	19 October 2021
Date of certificate	25 October 2021