

# Energy performance certificate (EPC)

|                                                                 |                           |                                                     |
|-----------------------------------------------------------------|---------------------------|-----------------------------------------------------|
| Units 1 & 2 Twyman House<br>35 Camden Road<br>London<br>NW1 9LR | Energy rating<br><b>A</b> | Valid until: <b>19 August 2036</b>                  |
|                                                                 |                           | Certificate number: <b>8231-8711-2997-9786-6807</b> |

|                  |                                            |
|------------------|--------------------------------------------|
| Property type    | Retail/Financial and Professional Services |
| Total floor area | 251 square metres                          |

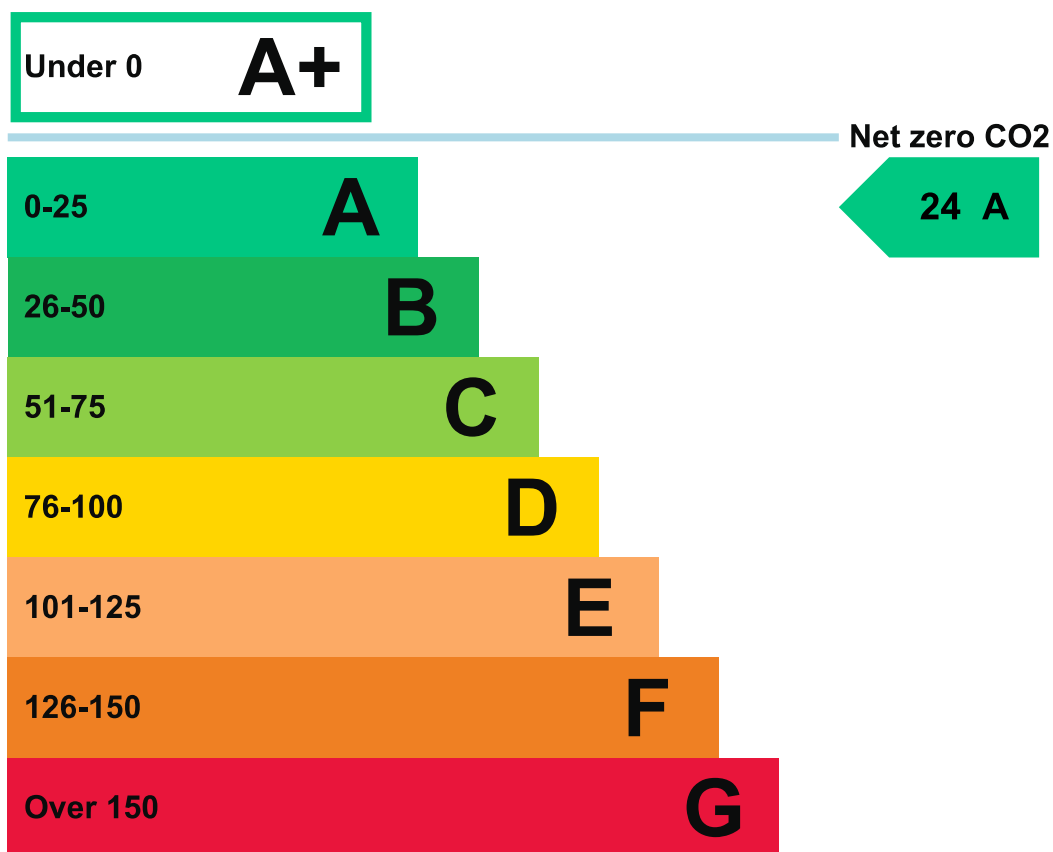
## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property’s energy rating is A.



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

19 A

If typical of the existing stock

78 D

## Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Air Conditioning

|                                                                         |       |
|-------------------------------------------------------------------------|-------|
| <b>Assessment level</b>                                                 | 4     |
| <b>Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)</b> | 24.21 |
| <b>Primary energy use (kWh/m<sup>2</sup> per year)</b>                  | 265   |

► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3597-7565-9595-5500-3876\)](/energy-certificate/3597-7565-9595-5500-3876).

## 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.

|                        |                                                          |
|------------------------|----------------------------------------------------------|
| <b>Assessor's name</b> | Zamir Borg-Mirza                                         |
| <b>Telephone</b>       | 0845 3883 814                                            |
| <b>Email</b>           | <a href="mailto:zbm@epcassure.com">zbm@epcassure.com</a> |

### Contacting the accreditation scheme

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

|                             |                                                                                    |
|-----------------------------|------------------------------------------------------------------------------------|
| <b>Accreditation scheme</b> | Elmhurst Energy Systems Ltd                                                        |
| <b>Assessor's ID</b>        | EES/006651                                                                         |
| <b>Telephone</b>            | 01455 883 250                                                                      |
| <b>Email</b>                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

# About this assessment

|                        |                                                           |
|------------------------|-----------------------------------------------------------|
| Employer               | EPC Assure Ltd                                            |
| Employer address       | 20-22 Wenlock Road London N1 7GU                          |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment     | 20 August 2026                                            |
| Date of certificate    | 20 August 2026                                            |

## Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [mhcdg.digital-services@communities.gov.uk](mailto:mhcdg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](#)

**OG**

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