

## Energy performance certificate (EPC)

17 St. Swithin's Lane  
LONDON  
EC4N 8AL

Energy rating

**A**

Valid until:

**30 August 2028**

Certificate number:

**9139-3098-0684-0200-5695**

Property type

**B1 Offices and Workshop businesses**

Total floor area

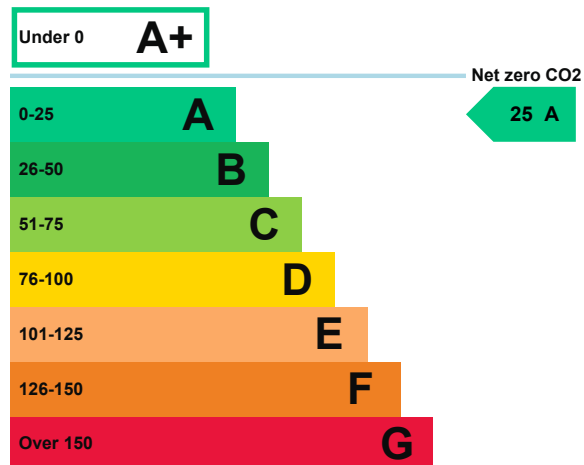
**2,197 square metres**

### 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 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

**25 A**

If typical of the existing stock

**72 C**

## Breakdown of this property's energy performance

|                                                                     |                  |
|---------------------------------------------------------------------|------------------|
| Main heating fuel                                                   | Natural Gas      |
| Building environment                                                | Air Conditioning |
| Assessment level                                                    | 4                |
| Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year) | 16.4             |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 97               |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0510-0248-3649-9998-6006\)](#).

## 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 | Iraj Maghounaki                                            |
| Telephone       | 01865 378 885                                              |
| Email           | <a href="mailto:info@erscltd.co.uk">info@erscltd.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 | Elmhurst Energy Systems Ltd                                                        |
| Assessor's ID        | EES/015723                                                                         |
| Telephone            | 01455 883 250                                                                      |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |                                                            |
|------------------------|------------------------------------------------------------|
| Employer               | ERS Consultants Ltd                                        |
| Employer address       | 131, Oxford Road, Kidlington, Oxford, Oxfordshire, OX5 2NP |
| Assessor's declaration | The assessor is not related to the owner of the property.  |
| Date of assessment     | 15 August 2018                                             |
| Date of certificate    | 31 August 2018                                             |