

# Energy performance certificate (EPC)

2ND FLOOR OFFICES Lion House 3 Plough Yard LONDON EC2A 3LP	Energy rating <b>C</b>	Valid until: <b>9 November 2027</b> Certificate number: <b>9431-3000-0132-0095-1605</b>
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Property type B1 Offices and Workshop businesses

Total floor area 68 square metres

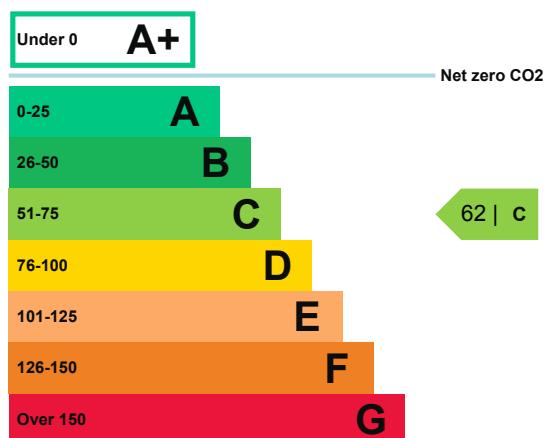
## Rules on letting this property

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

## Energy efficiency rating for this property

This property's current energy rating is C.

Properties are also given a score. The larger the number, the more carbon dioxide (CO<sub>2</sub>) your property is likely to emit.



## How this property compares to others

Properties similar to this one could have ratings:

If newly built

23 | A

If typical of the existing stock

67 | C

Properties are given a rating from A+ (most efficient) to G (least efficient).

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	57.69
Primary energy use (kWh/m2 per year)	341

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0145-0043-3129-1000-6096\)](#).

## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

### Assessor contact details

Assessor's name	Ian Bonham
Telephone	07946547367
Email	<a href="mailto:ian@bonhamepcs.co.uk">ian@bonhamepcs.co.uk</a>

### Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO001796
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### Assessment details

Employer	Greenleaf Commercial Ltd
Employer address	Brook House, Middleton Tyas, Richmond. DL10 6RP
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	9 October 2017
Date of certificate	10 November 2017