

# Energy performance certificate (EPC)

2ND FLOOR OFFICE 2 Old Street LONDON EC1V 9AA	Energy rating <b>C</b>	Valid until: <b>14 February 2036</b>
		Certificate number: <b>4818-2459-8017-1263-5590</b>

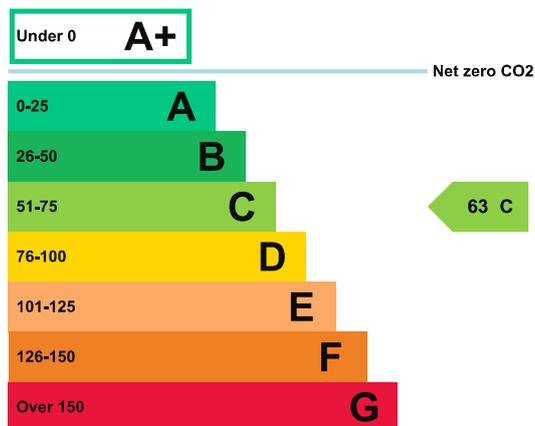
Property type	Offices and Workshop Businesses
Total floor area	147 square metres

## 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	<b>12 A</b>
If typical of the existing stock	<b>46 B</b>

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	15.08
Primary energy use (kWh/m <sup>2</sup> per year)	163

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1406-0591-5033-8000-0487\)](/energy-certificate/1406-0591-5033-8000-0487).

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## 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	Matthew Larnar
Telephone	07969283896
Email	<a href="mailto:mjlarnar@hotmail.com">mjlarnar@hotmail.com</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/028109
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Matthew Larnar
Employer address	110 Sherwood Gardens, London, E14 9WW
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	13 February 2026
Date of certificate	15 February 2026

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