

## Energy performance certificate (EPC)

The Bakery  
4a Fleet Road  
London  
NW3 2QS

Energy rating

**D**

Valid until: **27 November 2032**

Certificate number: **4066-2893-3458-9035-4491**

Property type **Offices and Workshop Businesses**

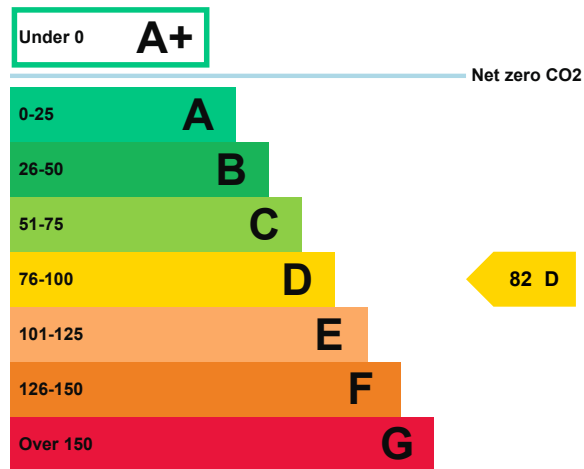
Total floor area **323 square metres**

### 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 D.



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

**11 A**

If typical of the existing stock

**43 B**

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	30.53
Primary energy use (kWh/m <sup>2</sup> per year)	272

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5825-9548-5880-0466-1370\)](/energy-certificate/5825-9548-5880-0466-1370).

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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	Stephen Peacock
Telephone	07708643744
Email	<a href="mailto:stephen@bespokeplans.co.uk">stephen@bespokeplans.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	ECMK
Assessor's ID	ECMK302604
Telephone	0333 123 1418
Email	<a href="mailto:info@ecmk.co.uk">info@ecmk.co.uk</a>

### About this assessment

Employer	Bespokeplans Limited
Employer address	24 Walmsley House, London, SW16 1RH
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	22 November 2022
Date of certificate	28 November 2022