

# Energy performance certificate (EPC)

274 Abbeydale Road  
Wembley  
London  
HA0 1TW

Energy rating

**A**

Valid until:

**12 March 2035**

Certificate number:

**5179-6157-5190-0906-5537**

Property type

Storage or Distribution

Total floor area

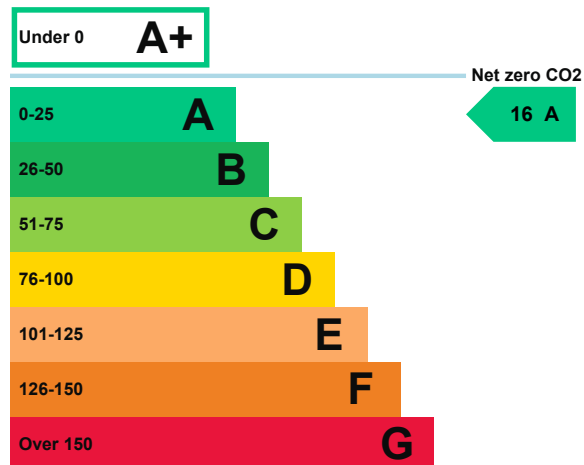
1,983 square metres

## 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

**0 A**

If typical of the existing stock

**40 B**

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	5
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	2.94
Primary energy use (kWh/m <sup>2</sup> per year)	30

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6726-9882-6273-9103-0619\)](/energy-certificate/6726-9882-6273-9103-0619).

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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	Georgios Koronaïos
Telephone	07773 009 958
Email	<a href="mailto:yorgos.koronaïos@savills.com">yorgos.koronaïos@savills.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	CIBSE Certification Limited
Assessor's ID	LCEA186281
Telephone	020 8772 3649
Email	<a href="mailto:epc@cibsecertification.org">epc@cibsecertification.org</a>

### About this assessment

Employer	Savills UK Ltd
Employer address	15 Finsbury Circus, Finsbury Circus House
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	11 March 2025
Date of certificate	13 March 2025

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