

Energy performance certificate (EPC)

Ground Floor Right 16-25 Bastwick Street LONDON EC1V 3PS	Energy rating B	Valid until: 8 December 2035
		Certificate number: 7648-8367-1201-8212-1687

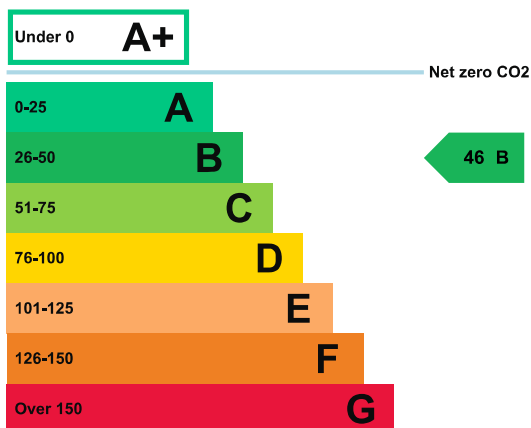
Property type	Offices and Workshop Businesses
Total floor area	194 square metres

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 B.



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	13 A
If typical of the existing stock	50 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 ₂ /m ² per year)	11.55
Primary energy use (kWh/m ² per year)	123

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4430-9431-6550-1204-7367\)](/energy-certificate/4430-9431-6550-1204-7367).

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 J Chater
Telephone	07747800363
Email	matthewchater@btinternet.com

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/027916
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Matthew Chater Associates Limited
Employer address	Rookery Farm, Poole Street, Great Yeldham, Essex, CO9 4HJ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	5 December 2025
Date of certificate	9 December 2025