

# Energy performance certificate (EPC)

159 Lee Road  
LONDON  
SE3 9DJ

Energy rating

E

Valid until 15 April 2029

Certificate number

0940-7970-0301-6400-4064

## Property type

A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways

## Total floor area

178 square metres

## Rules on letting this property

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

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

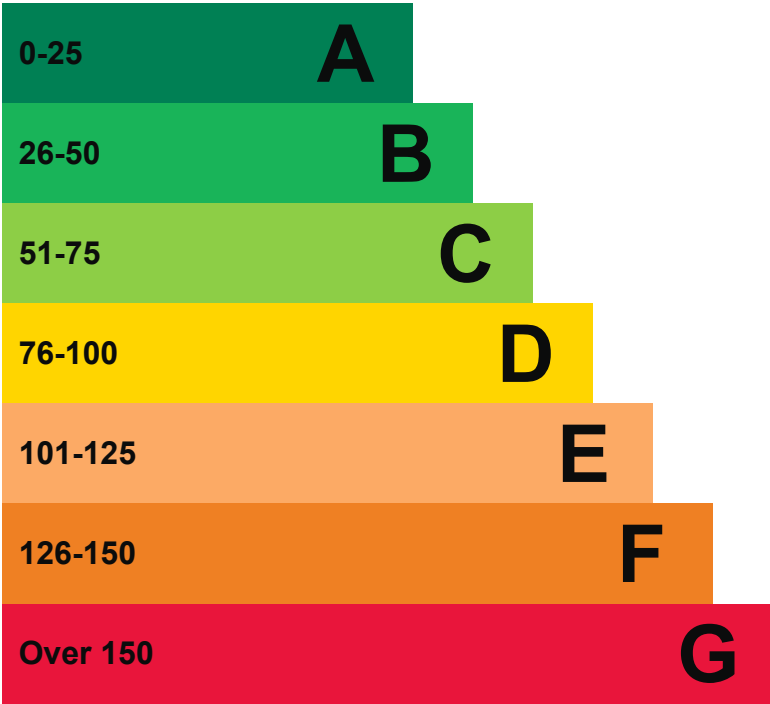
You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf) ([https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf)).

## Energy efficiency rating for this property

This property's current energy rating is E.

Under 0 **A+**

Net zero CO2



101 | E

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

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

**How this property compares to others**

Properties similar to this one could have ratings:

**If newly built**

38 | B

**If typical of the existing stock**

111 | E

**Breakdown of this property's energy performance**

**Main heating fuel**

Grid Supplied Electricity

**Building environment**

Heating and Natural Ventilation

## Assessment level

3

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## Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)

272.58

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## Primary energy use (kWh/m<sup>2</sup> per year)

1612.37

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► [What is primary energy use?](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9766-4004-0710-0400-4095\)](/energy-certificate/9766-4004-0710-0400-4095).

## 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

Yael Harp

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### Telephone

07933384625

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### Email

[y.harp95@gmail.com](mailto:y.harp95@gmail.com)

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## Accreditation scheme contact details

### Accreditation scheme

Quidos Limited

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### Assessor ID

QUID207032

**Telephone**

01225 667 570

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**Email**

[info@quidos.co.uk](mailto:info@quidos.co.uk)

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**Assessment details****Date of assessment**

14 April 2019

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**Date of certificate**

16 April 2019

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**Employer**

Sterling Blank Ltd

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**Employer address**

129 Colney Hatch Lane, N10 1HD

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**Assessor's declaration**

The assessor is contracted by the owner to provide other energy assessment services.

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**Other certificates for this property**

If you are aware of previous certificates for this property and they are not listed here, please contact us at [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk), or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.