

# Energy performance certificate (EPC)

311 Richmond Road  
Kingston Upon Thames  
KT2 5QU

Energy rating

C

Valid until: **24 October 2032**

Certificate number: **4891-1492-8181-5801-0048**

Property type

Retail/Financial and Professional Services

Total floor area

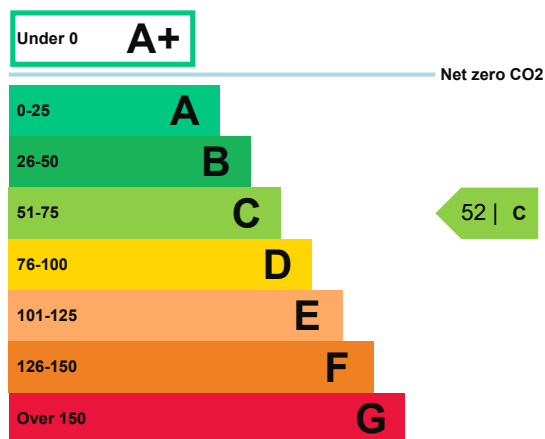
35 square metres

## Rules on letting this property

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

## Energy efficiency rating for this property

This property's current energy rating is C.



Properties are also given a score. The larger the number, the more carbon dioxide (CO<sub>2</sub>) your property is likely to emit.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

12 | A

If typical of the existing stock

49 | B

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

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
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Building environment	Air Conditioning
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Assessment level	3
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Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	18.69
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Primary energy use (kWh/m <sup>2</sup> per year)	199
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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7034-3111-7625-0147-2006\)](#).

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## 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	David Norrington
Telephone	07974449645
Email	<a href="mailto:david@thepropertyac.com">david@thepropertyac.com</a>

### Accreditation scheme contact details

Accreditation scheme	ECMK
Assessor ID	ECMK302723
Telephone	0333 123 1418
Email	<a href="mailto:info@ecmk.co.uk">info@ecmk.co.uk</a>

### Assessment details

Employer	The Property Assessment Company Ltd
Employer address	28 Beeches Walk Carshalton Beeches SM5 4JT
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	25 October 2022
Date of certificate	25 October 2022

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