

Energy performance certificate (EPC)

420 Seven Sisters Road LONDON N4 2LX	Energy rating A	Valid until: 25 February 2031
		Certificate number: 7508-7188-8806-3980-6679

Property type	C1 Hotels
Total floor area	1,117 square metres

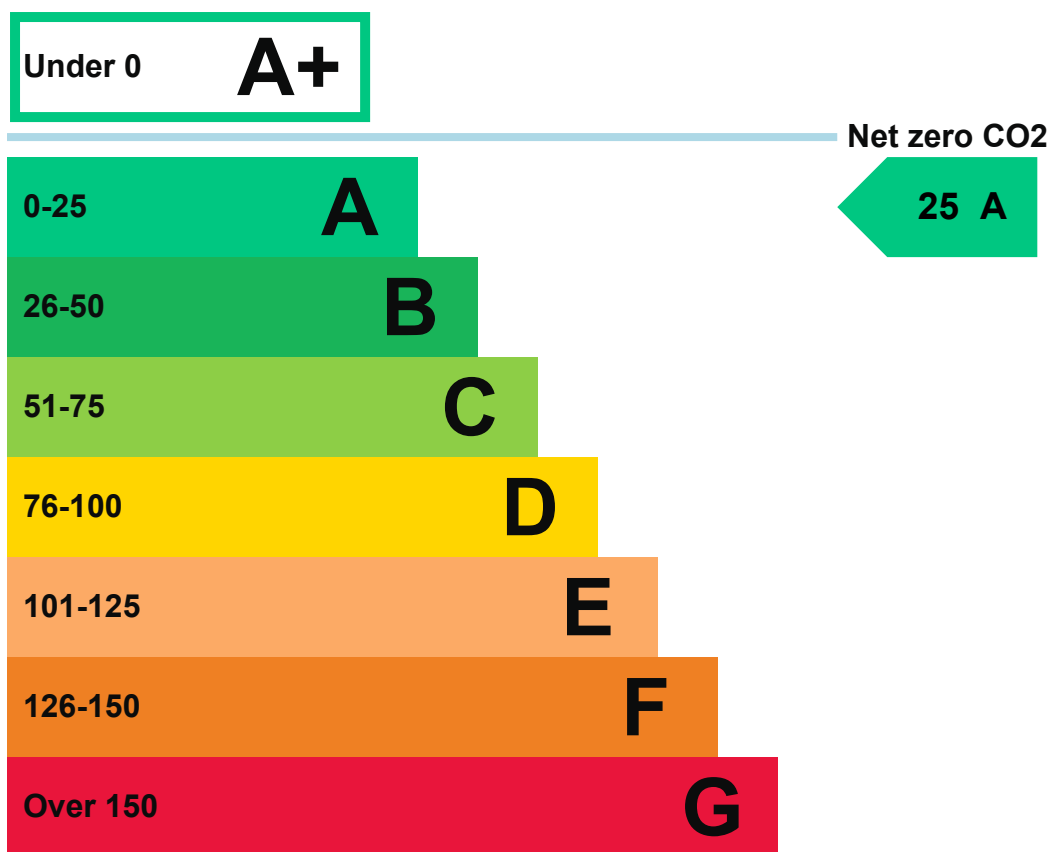
Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

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

31 B

If typical of the existing stock

91 D

Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Air Conditioning

Assessment level	5
Building emission rate (kgCO₂/m² per year)	48.82
Primary energy use (kWh/m² per year)	274

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3797-8856-7433-8222-6276\)](/energy-certificate/3797-8856-7433-8222-6276).

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	Dr Nick May
Telephone	01234 376088
Email	nmay@flowanalysis.co.uk

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	LCEA043158
Telephone	020 8772 3649
Email	epc@cibsecertification.org

About this assessment

Employer	Flow Analysis Ltd
Employer address	Manor Croft, School Lane, Bolnhurst, Bedford. MK44 2EN
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	26 February 2021
Date of certificate	26 February 2021

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 or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



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