

# Energy performance certificate (EPC)

FIRST FLOOR  
31 Charlotte Road  
LONDON  
EC2A 3PB

Energy rating

E

Valid until: 20 August 2025

Certificate number: 0821-0635-1429-0498-0006

Property type B1 Offices and Workshop businesses

Total floor area 95 square metres

## Rules on letting this property

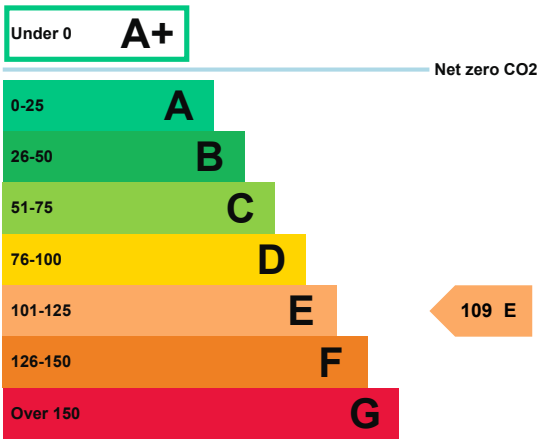
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's current energy rating is E.

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

24 A

If typical of the existing stock

70 C

## Breakdown of this property’s energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	63.54

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0980-2940-0425-1841-6000\)](#).

## 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	Mr Terry Tsakistras, DipNDEA ,DipNDEA(Scotland), DipDEC, DipGDNDA, BOHS P402.
Telephone	07808292535
Email	<a href="mailto:terry@tagepc.co.uk">terry@tagepc.co.uk</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO002091
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### About this assessment

Employer	Trinity Alexander Group
Employer address	Head Office 34 Westow Hill London SE19 1RX
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	18 August 2015
Date of certificate	21 August 2015

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