

Energy performance certificate (EPC)

FIRST & SECOND FLOORS
45 Vyner Street
LONDON
E2 9DQ

Energy rating

D

Valid until: **21 August 2026**

Certificate number: **9938-3048-0565-0004-1195**

| | |
|------------------|------------------------------------|
| Property type | B1 Offices and Workshop businesses |
| Total floor area | 832 square metres |

Rules on letting this property

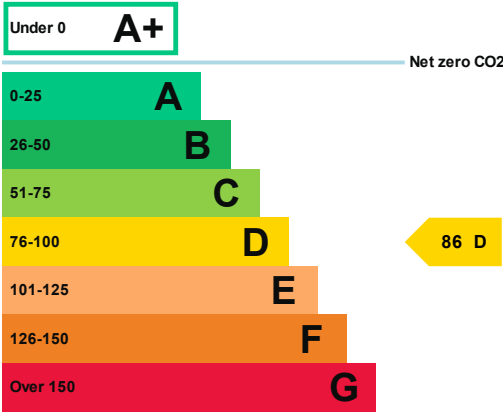
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.

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 | 18 A |
| If typical of the existing stock | 54 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) | 64.33 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0194-0046-3559-8498-1006\)](#).

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 | Theodoros Ioannou |
|-----------------|-------------------|

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 | STRO001288 |
| Telephone | 0330 124 9660 |
| Email | certification@stroma.com |

About this assessment

| | |
|------------------------|---|
| Employer | TI-ENERGIA LTD |
| Employer address | 12 Oakwood Park Road, London, N14 6QG |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 19 August 2016 |
| Date of certificate | 22 August 2016 |