

Energy performance certificate (EPC)

Unit 2
Angel Wharf
55 Eagle Wharf Road
Hackney
LONDON
N1 7ER

Energy rating

C

Valid until: 27 June 2031

Certificate number: 8356-9841-6287-6467-0137

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

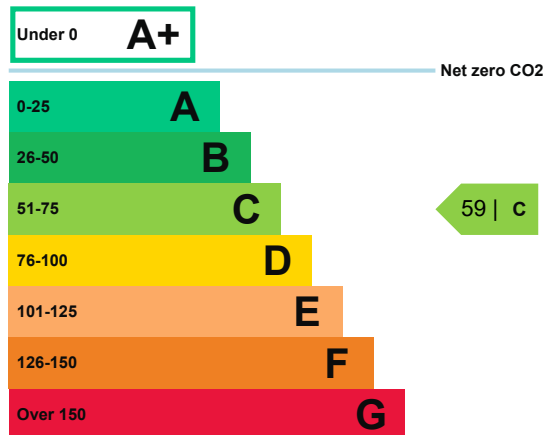
131 square metres

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 (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

22 | A

If typical of the existing stock

58 | C

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
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	48.62
Primary energy use (kWh/m ² per year)	274

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1376-1261-6209-1472-3616\)](#).

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	Ori Reiss
Telephone	0845 388 3814
Email	ori@epcassure.com

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO003801
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Employer	EPC Assure Ltd
Employer address	20-22 Wenlock Rd London N1 7GU
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	28 June 2021
Date of certificate	28 June 2021
