

Energy performance certificate (EPC)

GROUND FLOOR
3 Manchester Road
LONDON
E14 3BD

Energy rating

D

Valid until:

9 July 2027

Certificate
number:

0960-5996-0343-5431-7030

Property type

A1/A2 Retail and Financial/Professional
services

Total floor area

168 square metres

Rules on letting this property

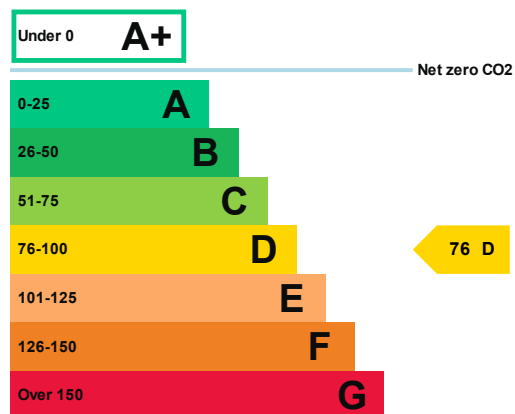
Properties can be let if they have an energy rating from A+ to E.

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

21 A

If typical of the existing stock

62 C

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 (kgCO2/m2 per year)	90.82
Primary energy use (kWh/m2 per year)	537

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9553-4036-0934-0701-4691\)](/energy-certificate/9553-4036-0934-0701-4691).

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	Christopher Loveys
Telephone	07711 601053
Email	chris@hertspro.com

Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/019656
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Information not provided by the user
Employer address	Information not provided by the user
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	14 June 2017
Date of certificate	10 July 2017