

Energy performance certificate (EPC)

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| 34 Osier Way London E10 5SB | Energy rating <div>A</div> | Valid until: 2 July 2033 <div></div> Certificate number: 6767-4407-1546-0189-5336 |
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Property type

A1/A2 Retail and Financial/Professional services

Total floor area

165 square metres

Rules on letting this property

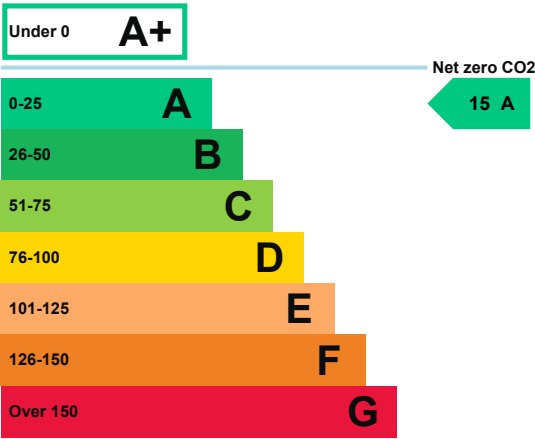
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current energy rating is 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 | 25 A |
| If typical of the existing stock | 72 C |

Breakdown of this property’s energy performance

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|--|---------------------------|
| Main heating fuel | Grid Supplied Electricity |
| Building environment | Air Conditioning |
| Assessment level | 4 |
| Building emission rate (kgCO2/m2 per year) | 24.84 |
| Primary energy use (kWh/m2 per year) | 147 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3365-8396-4190-6187-4087\)](#).

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.

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|-----------------|--|
| Assessor's name | Iraj Maghounaki |
| Telephone | 01865 378 885 |
| Email | info@erscltd.co.uk |

Contacting the accreditation scheme

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

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|----------------------|--|
| Accreditation scheme | Elmhurst Energy Systems Ltd |
| Assessor's ID | EES/015723 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

| | |
|------------------------|---|
| Employer | ERS Consultants Ltd |
| Employer address | Suite L, Kidlington Centre, High Street, Kidlington, OX5 2DL |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 23 June 2023 |
| Date of certificate | 3 July 2023 |
