

# Energy performance certificate (EPC)

70 Clifton Street  
Hackney  
LONDON  
EC2A 4HB

Energy rating

C

Valid until:

15 June 2033

Certificate number:

7101-4435-7845-7256-6095

Property type

Offices and Workshop Businesses

Total floor area

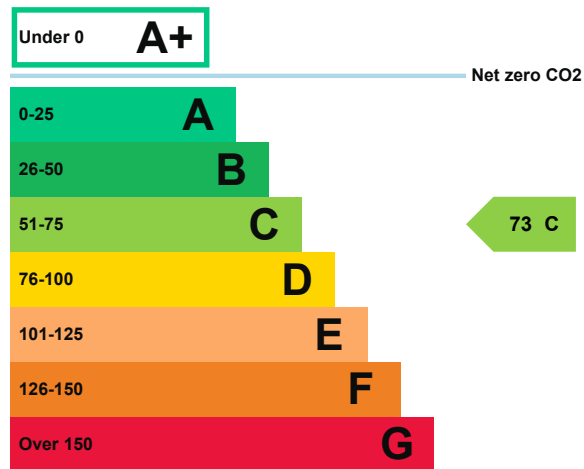
1,240 square metres

## 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 C.



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

20 A

If typical of the existing stock

80 D

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	4
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	24.58
Primary energy use (kWh/m <sup>2</sup> per year)	185

---

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5166-8978-9919-4068-0283\)](#).

---

## 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	Michele Di Iasio
Telephone	01865865403
Email	<a href="mailto:info@carbonprofile.co.uk">info@carbonprofile.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/021479
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Carbon Profile Limited
Employer address	Unit 2 Long Leys Farm Leys Road Oxford OX2 9QG
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	13 June 2023
Date of certificate	16 June 2023

---