

# Energy performance certificate (EPC)

FIRST FLOOR OFFICES  
71 FANSHAW STREET  
LONDON  
N1 6LA

Energy rating

E

Valid until: 21 April 2031

Certificate number: 0944-4279-1753-0764-9135

Property type B1 Offices and Workshop businesses

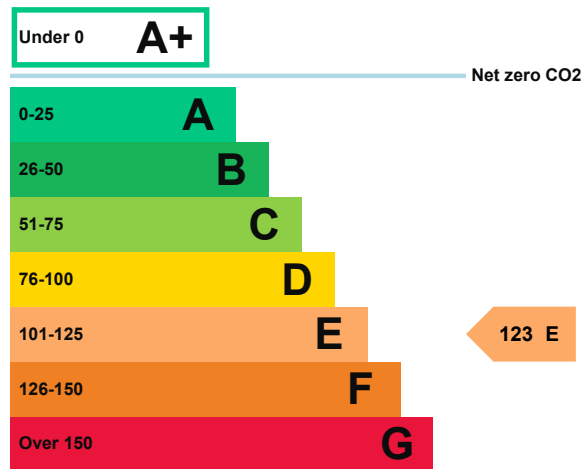
Total floor area 147 square metres

## 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 E.



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

30 B

If typical of the existing stock

88 D

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	111.79
Primary energy use (kWh/m <sup>2</sup> per year)	657

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3123-5935-7567-0025-6133\)](/energy-certificate/3123-5935-7567-0025-6133).

## 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	Louis Tsakistras BSc (Hons), DipNDEA L3 L4
Telephone	02084074084
Email	<a href="mailto:info@tagepc.co.uk">info@tagepc.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	Stroma Certification Ltd
Assessor's ID	STRO034808
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### About this assessment

Employer	Trinity Alexander Group
Employer address	15 Whitehall, Westminster, London SW1A 2DD
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	15 April 2021
Date of certificate	22 April 2021