

Energy performance certificate (EPC)

78a, Luke Street
LONDON
EC2A 4PY

Energy rating

D

Valid until: **15 January 2028**

Certificate number: **0091-9591-2230-9600-2803**

Property type	B1 Offices and Workshop businesses
Total floor area	223 square metres

Rules on letting this property

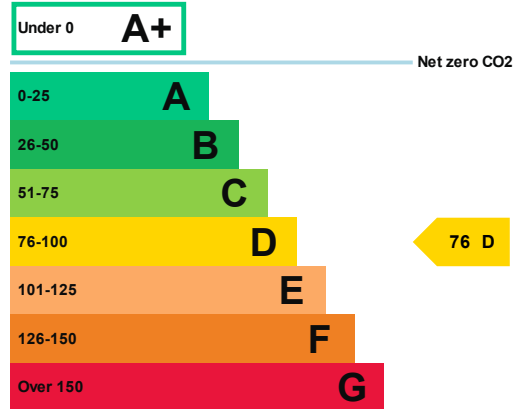
Properties can be let if they have an energy rating from A+ to E.

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	26 B
If typical of the existing stock	77 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 (kgCO2/m2 per year)	49.94
Primary energy use (kWh/m2 per year)	290

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0990-2960-0428-1920-5014\)](#).

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	Gary Elston
Telephone	0208 554 1610
Email	academysurveys@outlook.com

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	STRO006134
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	Academy Surveys Ltd
Employer address	2 Smeaton Road - Woodford Bridge - IG8 8BD
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	11 January 2018
Date of certificate	16 January 2018