

# Energy performance certificate (EPC)

353 LEA BRIDGE ROAD, LEYTON, E10 7LA	Energy rating <h1 style="font-size: 2em; margin: 0;">B</h1>	Valid until: <b>13 December 2032</b> <hr/> Certificate number: <b>8478-6124-2050-1585-4430</b>
--	--	---

Property type Retail/Financial and Professional Services

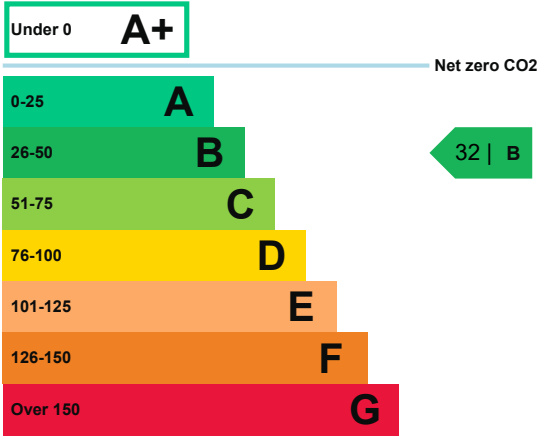
Total floor area 65 square metres

## Rules on letting this property

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

## Energy efficiency rating for this property

This property's current energy rating is B.



Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built 11 | A

If typical of the existing stock 43 | B

Properties are given a rating from A+ (most efficient) to G (least efficient).

## 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 (kgCO <sub>2</sub> /m <sup>2</sup> per year)	9.5
Primary energy use (kWh/m <sup>2</sup> per year)	101

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6400-9391-1010-7007-5439\)](#).

## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

### Assessor contact details

Assessor's name	Aaron Lewis
Telephone	02084587444
Email	<a href="mailto:aaron@staygreen50.com">aaron@staygreen50.com</a>

### Accreditation scheme contact details

Accreditation scheme	Quidos Limited
Assessor ID	QUID203098
Telephone	01225 667 570
Email	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

### Assessment details

Employer	SamCerts Ltd
Employer address	36 Riverside Drive, Golders Green Road, Woodville Road, London, NW11 9PX
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	14 December 2022
Date of certificate	14 December 2022

---