

Energy performance certificate (EPC)

First Floor West
20 Flaxman Terrace
London
WC1H 9AT

Energy rating

A

Valid until:

17 August 2035

Certificate number:

7235-6997-6951-2016-2017

Property type

Offices and Workshop Businesses

Total floor area

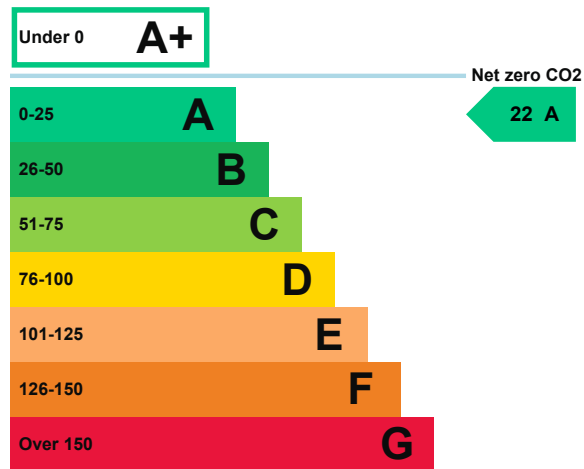
83 square metres

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 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

10 A

If typical of the existing stock

39 B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	8.39
Primary energy use (kWh/m ² per year)	90

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6174-6720-5720-0448-4837\)](/energy-certificate/6174-6720-5720-0448-4837).

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	Dylan Kenny
Telephone	0844 478 0200
Email	dylan.kenny@lamorbey.com

Contacting the accreditation scheme

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

Accreditation scheme	CIBSE Certification Limited
Assessor's ID	LCEA206186
Telephone	020 8772 3649
Email	epc@cibsecertification.org

About this assessment

Employer	Lamorbey Associates
Employer address	Unit 4, Orangery Studios, Orangery Ln, London, SE9 1HN
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	13 August 2025
Date of certificate	18 August 2025
