

# Energy performance certificate (EPC)

First Floor India House 45 Curlew Street LONDON SE1 2ND	Energy rating  <b>B</b>	Valid until: <b>2 October 2032</b>  Certificate number: <b>3870-0512-6502-5793-0620</b>
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Property type

Offices and Workshop Businesses

Total floor area

628 square metres

## Rules on letting this property

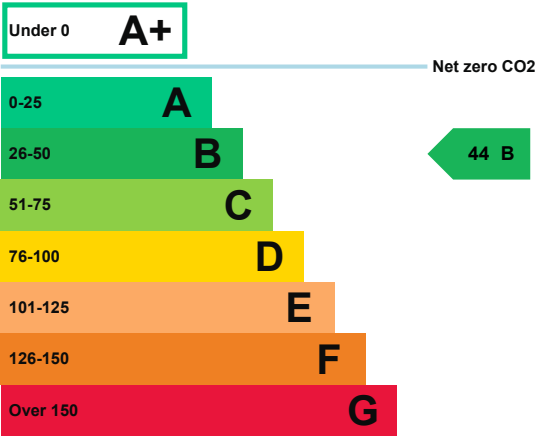
Properties can be let if they have an energy rating from A+ to E.

## Energy efficiency rating for this property

This property's current energy rating is B.

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

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	17 A
If typical of the existing stock	67 C

## Breakdown of this property’s energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	11.47
Primary energy use (kWh/m2 per year)	123

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9046-5369-5174-2159-7761\)](#).

## 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	Nat Hines
Telephone	02476233144
Email	<a href="mailto:nat.hines@wensleylawz.com">nat.hines@wensleylawz.com</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	STRO034753
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### About this assessment

Employer	Wensley & Lawz Ltd
Employer address	116 Walsgrave Road Coventry CV2 4ED
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	6 April 2022
Date of certificate	3 October 2022

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