

# Energy performance certificate (EPC)

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51 Ledbury Road  
London  
W11 2AA

Energy rating

**B**

Valid until

**31 January 2033**

Certificate number

## Property type

Retail/Financial and Professional Services

## Total floor area

52 square metres

## Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions](#).

## Energy rating and score

This property's current energy rating is B.

Net zero CO<sub>2</sub>A+ A B C D E F G Under 0 0-25 26-50 51-75 76-100 101-125 126-150 Over 15038 B

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

11 A

### If typical of the existing stock

44 B

## 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 (kgCO2/m2 per year)**

134.82

**Primary energy use (kWh/m2 per year)**

1420

About primary energy use

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**Recommendation report**

Guidance on improving the energy performance of this property can be found in the [recommendation report](#).

**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**

Bizhan Jeddi

**Telephone**

0330 133 0642

**Email**

[info@certifymyproperty.com](mailto:info@certifymyproperty.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**

STRO034567

**Telephone**

0330 124 9660

**Email**

[certification@stroma.com](mailto:certification@stroma.com)

## **About this assessment**

### **Employer**

Certify My Property Ltd

### **Employer address**

77 Beckenham Lane Bromley BR2 0DN

### **Assessor's declaration**

The assessor is not related to the owner of the property.

### **Date of assessment**

1 December 2022

### **Date of certificate**

1 February 2023

## **Other certificates for this property**

If you are aware of previous certificates for this property and they are not listed here, please contact us at [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.