

Energy performance certificate (EPC)

469-471 Wandsworth Road London SW8 4NX	Energy rating B	Valid until: 27 September 2035
		Certificate number: 2716-6510-9844-2853-9017

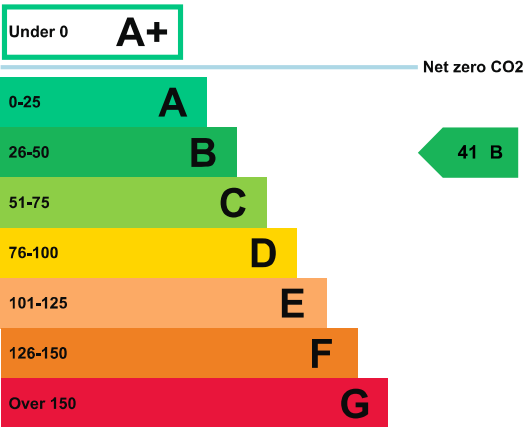
Property type	Retail/Financial and Professional Services
Total floor area	89 square metres

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 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	8 A
If typical of the existing stock	32 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 (kgCO ₂ /m ² per year)	14.63
Primary energy use (kWh/m ² per year)	155

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3511-6039-7520-4979-4180\)](/energy-certificate/3511-6039-7520-4979-4180).

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	Afrim Beqiri
Telephone	07865078830
Email	meontheweb1@googlemail.com

Contacting the accreditation scheme

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

Accreditation scheme	ECMK
Assessor's ID	ECMK300348
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Employer	A Rated Property Services Ltd
Employer address	95 Lowry Crescent, Mitcham, CR4 3NX
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	23 September 2025
Date of certificate	28 September 2025