

# Energy performance certificate (EPC)

Unit 7  
Angel Wharf  
55 Eagle Wharf Road  
Hackney  
LONDON  
N1 7ER

Energy rating

**B**

Valid until: 25 May 2032

Certificate number: 9641-5761-7994-1486-9682

Property type

B1 Offices and Workshop businesses

Total floor area

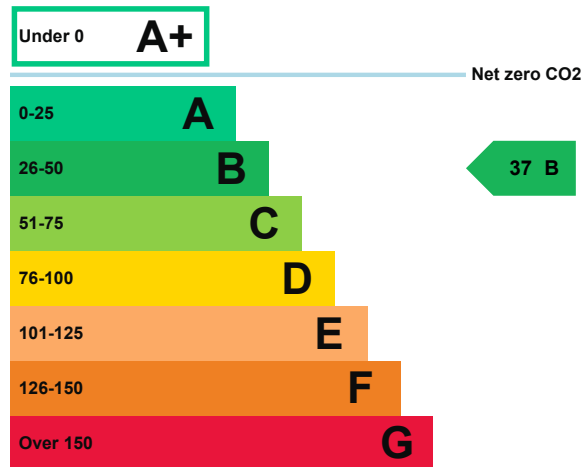
138 square metres

## 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	22 A
If typical of the existing stock	65 C

## 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)	31.43
Primary energy use (kWh/m2 per year)	186

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5554-2257-6444-4941-1265\)](/energy-certificate/5554-2257-6444-4941-1265).

## 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	Ori Reiss
-----------------	-----------

### 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	STRO003801
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### About this assessment

Employer	Vital
Employer address	Grenville Court Britwell Road Burnham Slough SL1 8DF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	11 May 2022
Date of certificate	26 May 2022

---