

# Energy performance certificate (EPC)

274 Abbeydale Road WEMBLEY HA0 1TW	Energy rating <b>C</b>	Valid until: <b>20 April 2026</b>
		Certificate number: <b>9770-3044-0768-0600-1791</b>

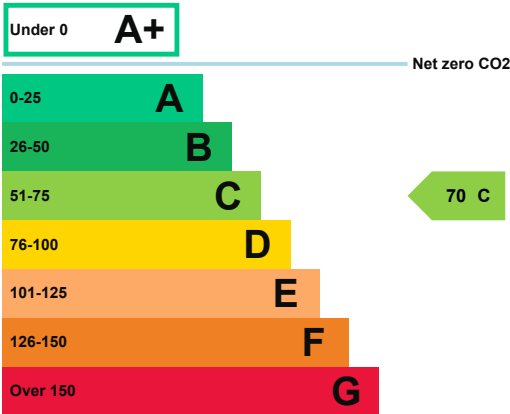
Property type	B8 Storage or Distribution
Total floor area	3,422 square metres

## 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 C.



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	<b>36 B</b>
If typical of the existing stock	<b>105 E</b>

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	42.12

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0170-0646-7789-0494-7002\)](#).

## 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	James Leonard Spinks
Telephone	0207 7303 7500
Email	<a href="mailto:j.spinks@fhpress.com">j.spinks@fhpress.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/012277
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	FHP Engineering Solutions Ltd
Employer address	34-42 Woburn Place, London, WC1H 0JR
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	19 April 2016
Date of certificate	21 April 2016