

# Energy performance certificate (EPC)

85 Richford Street LONDON W6 7HJ	Energy rating <b>D</b>	Valid until: <b>6 January 2035</b>
		Certificate number: <b>7054-5715-1681-3311-2535</b>

Property type	Offices and Workshop Businesses
Total floor area	188 square metres

## Rules on letting this property

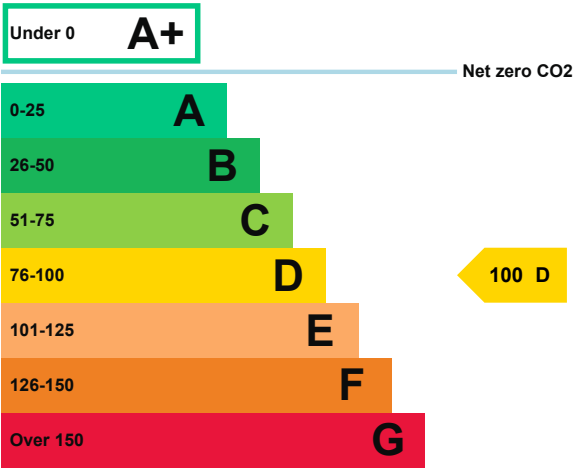
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is D.

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>25 A</b>
If typical of the existing stock	<b>101 E</b>

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Mixed-mode with Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	37.1
Primary energy use (kWh/m <sup>2</sup> per year)	229

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8381-0915-0209-9628-2276\)](/energy-certificate/8381-0915-0209-9628-2276).

## 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	Zamir Borg-Mirza
Telephone	0845 3883 814
Email	<a href="mailto:zbm@epcassure.com">zbm@epcassure.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/006651
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	EPC Assure Ltd
Employer address	20-22 Wenlock Road London N1 7GU
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	7 January 2025
Date of certificate	7 January 2025