

Energy performance certificate (EPC)

22 The Grangeway
Grange Park
LONDON
N21 2HG

Energy rating

B

Valid until:

9 October 2034

Certificate number:

7198-2495-2695-7875-2294

Property type	Retail/Financial and Professional Services
Total floor area	80 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.

The figure shows a horizontal bar chart representing the energy rating scale. The scale ranges from A+ (Under 0) to G (Over 150). The bars are color-coded: A+ is light green, A is green, B is dark green, C is light green, D is yellow, E is orange, F is dark orange, and G is red. A vertical line marks the 'Net zero CO2' point at 0. A green arrow points to the score '40 B' on the B bar.

Rating	Score Range
A+	Under 0
A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

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	5 A
If typical of the existing stock	21 A

<https://find-energy-certificate.service.gov.uk/energy-certificate/7198-2495-2695-7875-2294?print=true>

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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)	17.48
Primary energy use (kWh/m2 per year)	183

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9256-0793-0711-7515-3788\)](/energy-certificate/9256-0793-0711-7515-3788).

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	Mark Lewis
Telephone	02089311900
Email	markbenlewis@hotmail.com

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/010017
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Lewis EPCs
Employer address	35 Meadow Gardens Edgware HA8 9LQ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	10 October 2024
Date of certificate	10 October 2024