Energy performance certificate (EPC)

Near Woodlands Open Space Former Toilet Block Cambridge Road Latitude 51.586374, Longitude -0.362083 HARROW HA2 7LA Energy rating

Valid until: 1 September 2035

Certificate number: 4382-0325-4437-6174-9416

Property type Others: Stand-Alone Utility Block

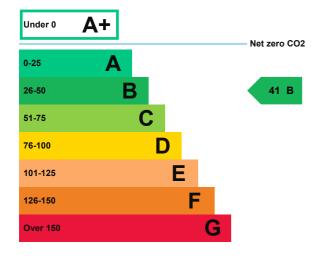
Total floor area 48 square metres

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	18 A
If typical of the existing stock	72 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Mechanical Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	587.58
Primary energy use (kWh/m2 per year)	6372

Recommendation report

Guidance on improving the energy performance of this property can be found in the <u>recommendation report</u> (/energy-certificate/3445-0056-4022-3735-5330).

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	Benjamin Cohen
Telephone	03300 881141
Email	info@epcnational.co.uk

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/028093	
Telephone	01455 883 250	
Email	enquiries@elmhurstenergy.co.uk	
About this assessment		
Employer	EPC National Ltd	
Employer address	Pirch Mill Unit 2C Howwood Howwood Old Pood	

About this assessment Employer	EPC National Ltd
Employer address	Birch Mill - Unit 2C - Heywood - Heywood Old Road - OL102QQ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	20 August 2025
Date of certificate	2 September 2025