

Energy performance certificate (EPC)

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

Energy rating

B

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.

The figure shows a horizontal bar chart representing the energy rating scale. The scale consists of seven colored bars, each with a rating letter and a score range. A green arrow points to the 'B' rating bar, which has a score of 41. A dashed line indicates the 'Net zero CO2' target at the 'A+' rating.

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.

<https://find-energy-certificate.service.gov.uk/energy-certificate/4382-0325-4437-6174-9416?print=true>

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How this property compares to others

Properties similar to this one could have ratings:

If newly built



If typical of the existing stock



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 [recommendation report \(/energy-certificate/3445-0056-4022-3735-5330\)](#).

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	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