

# Energy performance certificate (EPC)

28 STATION ROAD THE HALE EDGWARE HA8 7AB	Energy rating <b>E</b>	Valid until: 12 July 2031  Certificate number: 6367-7069-3247-3868-6828
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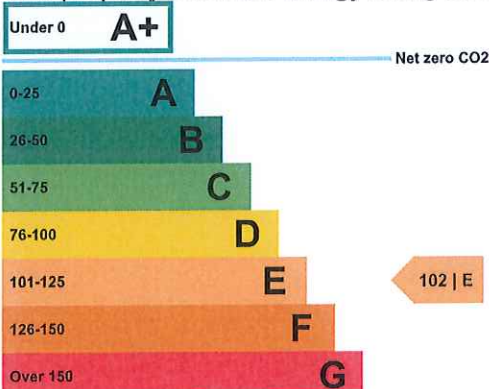
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	55 square metres

## Rules on letting this property

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

## Energy efficiency rating for this property

This property's current energy rating is E.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built	26   E
If typical of the existing stock	76   D

## 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)	98.99
Primary energy use (kWh/m2 per year)	585

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6099-4001-3123-8621-4918\)](#).

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## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

### Assessor contact details

Assessor's name	Jay Mehta
Telephone	07503499467
Email	<a href="mailto:jay@ordinatesolutions.co.uk">jay@ordinatesolutions.co.uk</a>

### Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO035747
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### Assessment details

Employer	Ordinate Solutions Limited
Employer address	Kings House, Browells Lane, London
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	6 July 2021
Date of certificate	13 July 2021

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