

Energy performance certificate (EPC)

84 Walm Lane
LONDON
NW2 4QY

Energy rating

B

Valid until: 14 July 2035

Certificate number: 3706-0804-8328-0042-5950

Property type Retail/Financial and Professional Services

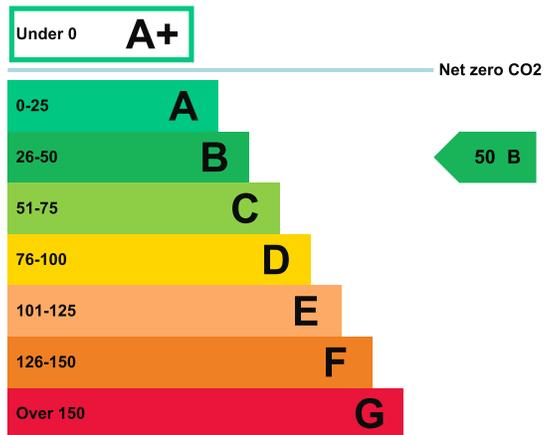
Total floor area 48 square metres

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

12 A

If typical of the existing stock

49 B

Breakdown of this property's energy performance

| | |
|--|---------------------------|
| Main heating fuel | Grid Supplied Electricity |
| Building environment | Air Conditioning |
| Assessment level | 3 |
| Building emission rate (kgCO2/m2 per year) | 18.31 |
| Primary energy use (kWh/m2 per year) | 199 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9806-2370-6805-0663-4103\)](https://energy-certificate/9806-2370-6805-0663-4103).

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.

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|-----------------|--|
| Assessor's name | Laiq Shaikh 07960300832 |
| Telephone | 07960 300832 |
| Email | matrixpropertycompliance@gmail.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/008786 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

| | |
|------------------------|---|
| Employer | Matrix Properties Compliance |
| Employer address | Ved Court , Alexandra Road ,Hounslow TW3 1LS |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 14 July 2025 |
| Date of certificate | 15 July 2025 |
