

## Energy performance certificate (EPC)

55-57 Grosvenor Road  
TUNBRIDGE WELLS  
TN1 2AY

## Energy rating

Valid until:

11 July 2034

Certificate number: 8541-8385-3841-0237-1827

## Property type

## Retail/Financial and Professional Services

Total floor area 91 square metres

## Rules on letting this property

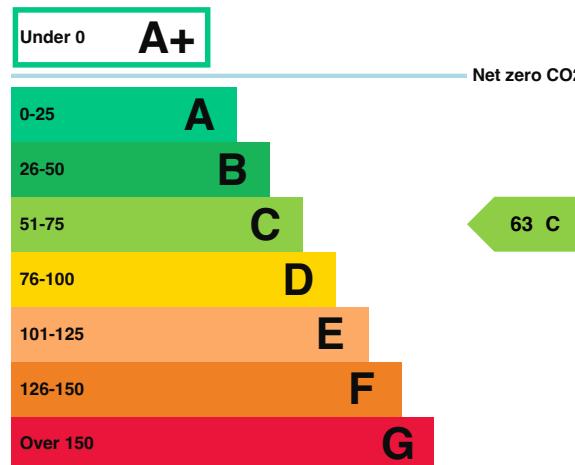
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is C.

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

6 A

If typical of the existing stock

22 A

## 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 (kgCO <sub>2</sub> /m <sup>2</sup> per year) | 29.43                           |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 303                             |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1426-3986-8718-2787-7618\)](#).

## 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 | James Gardner  |
| Telephone       | 07979 996 969  |
| Email           | <a href="mailto:james.gardner@hisouthern.com">james.gardner@hisouthern.com</a> |

### 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/026121   |
| Telephone            | 01455 883 250  |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

## About this assessment

|                        |   |
|------------------------|---|
| Employer               |   |
| Employer address       |   |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment     | 11 July 2024  |
| Date of certificate    | 12 July 2024  |