

Energy performance certificate (EPC)

89a Goswell Road
LONDON
EC1V 7ES

Energy rating

D

Valid until: **18 March 2035**

Certificate number: **1330-5461-1637-3949-0831**

Property type: **Offices and Workshop Businesses**

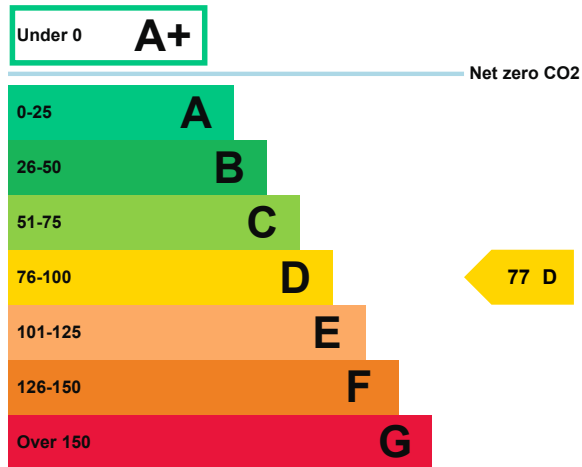
Total floor area: **83 square metres**

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 D.



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

22 A

If typical of the existing stock

88 D

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	9.37
Primary energy use (kWh/m ² per year)	62

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4835-9496-7657-1453-1417\)](/energy-certificate/4835-9496-7657-1453-1417).

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	Russell Hookway
Telephone	07495 785 254
Email	energysustainabilityassessors@outlook.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/028292
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Energy & Sustainability Assessors Ltd
Employer address	124 City Road, London, EC1V 2NX
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	13 February 2025
Date of certificate	19 March 2025
