

Energy performance certificate (EPC)

293 Edgware Road LONDON NW9 6NB	Energy rating	Valid until: 23 March 2036
	B	Certificate number: 2040-3627-1260-3203-4025

Property type Retail/Financial and Professional Services

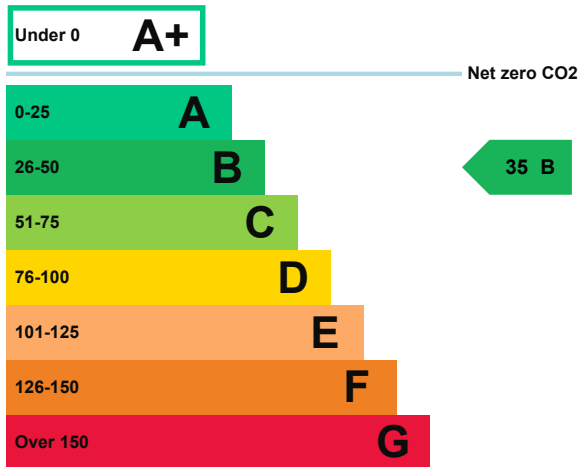
Total floor area 64 square metres

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

0 A

If typical of the existing stock

42 B

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 ₂ /m ² per year)	14.06
Primary energy use (kWh/m ² per year)	148

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6403-1246-4202-0227-0306\)](/energy-certificate/6403-1246-4202-0227-0306).

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	Eli Librae
Telephone	07845076521
Email	info@efficientepcs.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	Quidos Limited
Assessor's ID	QUID209664
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	Samcerts Ltd
Employer address	36 Riverdale Drive, Golders Green Road, LONDON, NW11
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	24 March 2026
Date of certificate	24 March 2026