

# Energy performance certificate (EPC) recommendation report

89a Goswell Road  
LONDON  
EC1V 7ES

Report number  
**4835-9496-7657-1453-1417**

Valid until  
**18 March 2035**

## Energy rating and EPC

This property's energy rating is D.

For more information on the property's energy performance, see the EPC for this property.

## Recommendations

### Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Add optimum start/stop to the heating system.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Add local temperature control to the heating system.	Medium
Consider installing solar water heating.	Low
Add weather compensation controls to heating system.	Medium

## Property and report details

Report issued on	19 March 2025
Total useful floor area	83 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	Elmhurst Energy Systems Ltd, SBEM Online, v6.02, SBEM, v6.1.e.1

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## Assessor's details

Assessor's name	Russell Hookway
Telephone	07495 785 254
Email	<a href="mailto:energysustainabilityassessors@outlook.com">energysustainabilityassessors@outlook.com</a>
Employer's name	Energy & Sustainability Assessors Ltd
Employer's address	124 City Road, London, EC1V 2NX
Assessor ID	EES/028292
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd

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