

Energy performance certificate (EPC)

98 Wood Street
LONDON
E17 3HX

Energy rating

C

Valid until:

29 October 2035

Certificate number:

8593-0701-8451-6570-3700

Property type

Offices and Workshop Businesses

Total floor area

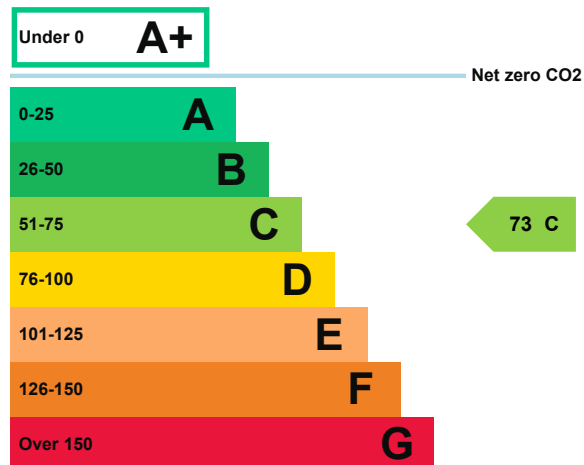
239 square metres

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

26 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)	17.94
Primary energy use (kWh/m ² per year)	189

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4462-8875-1602-2938-9196\)](/energy-certificate/4462-8875-1602-2938-9196).

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	Mark Lewis
Telephone	02089311900
Email	markbenlewis@hotmail.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/010017
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Lewis EPCs
Employer address	35 Meadow Gardens Edgware HA8 9LQ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	28 October 2025
Date of certificate	30 October 2025