Energy performance certificate (EPC)

343 City Road
LONDON
EC1V 1LR

Energy rating
E

Valid until: **22 June 2033**

Certificate number: **4580-5005-9051-5044-4470**

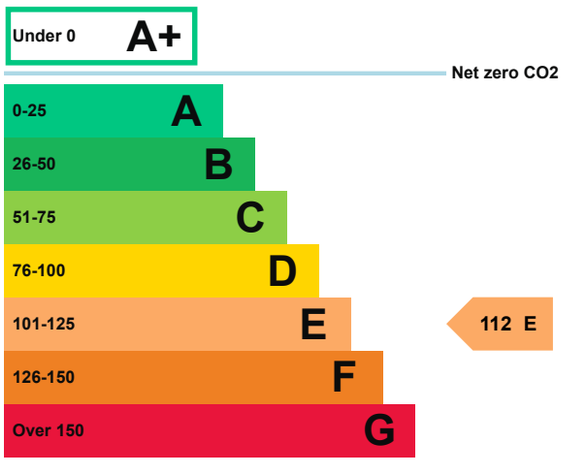
Property type	Offices and Workshop Businesses
Total floor area	223 square metres

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 E.



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	23 A
If typical of the existing stock	91 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 (kgCO2/m2 per year)	25.34
Primary energy use (kWh/m2 per year)	186

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/1090-8454-9880-7198-8883).

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	Elizabeth Naylor
Telephone	07949 796688
Email	beth@epcspecialist.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/008073
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	EPC Specialist
Employer address	8 Gerrard Gardens, Pinner, HA5 2PT
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	21 June 2023
Date of certificate	23 June 2023