

# Energy performance certificate (EPC)

BASEMENT STUDIO  
253 Liverpool Road  
LONDON  
N1 1LX

Energy rating

**E**

Valid until:

**26 March 2028**

Certificate  
number:

**0996-2179-1830-6300-  
7813**

Property type

B1 Offices and Workshop businesses

Total floor area

53 square metres

## Rules on letting this property

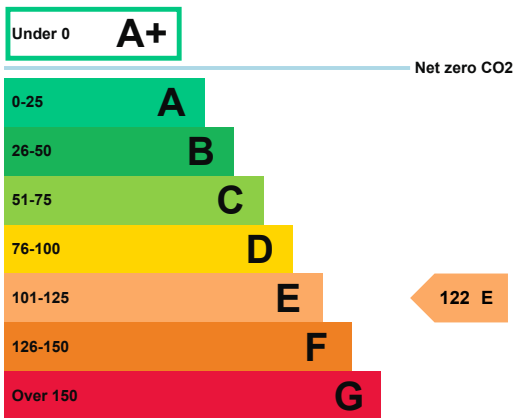
Properties can be let if they have an energy rating from A+ to E.

## 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

26 B

If typical of the existing stock

76 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 <sub>2</sub> /m <sup>2</sup> per year) | 97.22                           |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 555                             |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0270-7939-0418-9681-1064\)](/energy-certificate/0270-7939-0418-9681-1064).

## 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 | Malcolm Clarke   |
| Telephone       | 07764 859569   |
| Email           | <a href="mailto:sales@assuredepc.co.uk">sales@assuredepc.co.uk</a> |

### 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/007811   |
| Telephone            | 01455 883 250  |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |   |
|------------------------|---|
| Employer               | Assured EPC   |
| Employer address       | 16 Millers Wharf, Maidstone, Kent. ME15 6YW               |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment     | 26 March 2018   |
| Date of certificate    | 27 March 2018   |

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