

# Energy performance certificate (EPC)

227 Clyahall Avenue ILFORD IG5 0NY	Energy rating	Valid until: 28 March 2033
	<b>E</b>	Certificate number: 0837-5039-2169-9007-6991

Property type	Retail/Financial and Professional Services
Total floor area	122 square metres

## Rules on letting this property

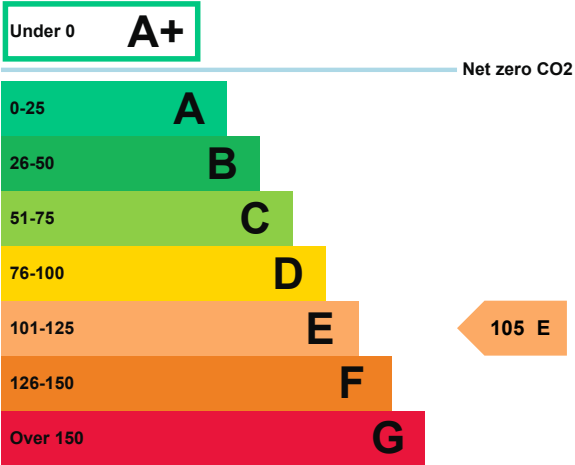
Properties can be let if they have an energy rating from A+ to E.

## 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	4 A
If typical of the existing stock	15 A

## 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 <sub>2</sub> /m <sup>2</sup> per year)	38.93
Primary energy use (kWh/m <sup>2</sup> per year)	404

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5437-9268-9943-3283-6250\)](/energy-certificate/5437-9268-9943-3283-6250).

## 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	Martin Zambrano
Telephone	01335300928
Email	<a href="mailto:martin@luisandbell.co.uk">martin@luisandbell.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	Stroma Certification Ltd
Assessor's ID	STRO033214
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### About this assessment

Employer	Luis and Bell Surveyors Ltd
Employer address	Ashbourne Business Centre Dig Street AshbourneDE6 1GF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	12 March 2023
Date of certificate	29 March 2023