

Energy performance certificate (EPC)

255 Guildford Road Effingham LEATHERHEAD KT24 5NP	Energy rating C	Valid until: 7 February 2029
		Certificate number: 0020-4948-0311-8680-7020

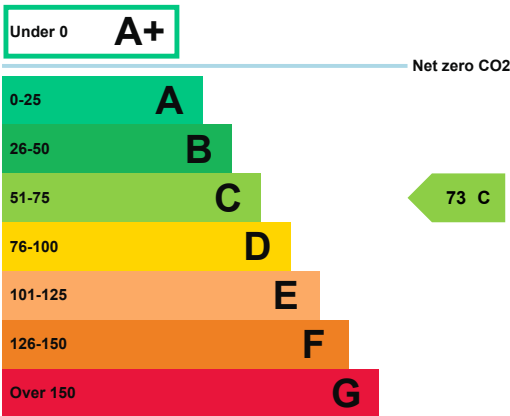
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	79 square metres

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	19 A
If typical of the existing stock	55 C

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)	110.19
Primary energy use (kWh/m ² per year)	652

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9482-4082-0411-0700-6801\)](/energy-certificate/9482-4082-0411-0700-6801).

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	Miguel Garcia
Telephone	07435 347032
Email	migardie@gmail.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/015194
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Hyman Estates
Employer address	1 Cato Street Marylebone London W1H 5HG
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	6 February 2019
Date of certificate	8 February 2019