

Energy performance certificate (EPC)

1A Downside Road Carshalton SM2 5HR	Energy rating	Valid until: 3 March 2032
	G	Certificate number: 7185-0138-1704-6405-8065

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	36 square metres

Rules on letting this property

! You may not be able to let this property.

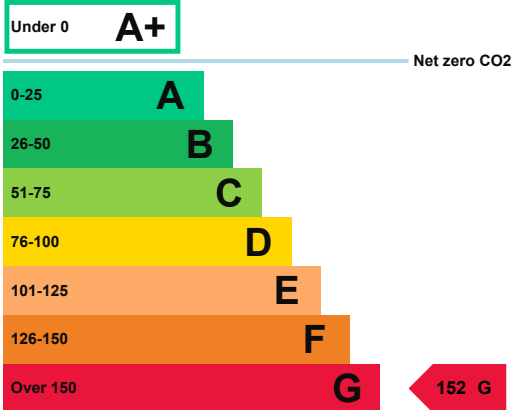
This property has an energy rating of G. The landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Properties can be let if they have an energy rating from A+ to E. The [recommendation report](#) sets out changes you can make to improve the property's rating.

Energy rating and score

This property's energy rating is G.



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

31 B

If typical of the existing stock

92 D

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)	183.12
Primary energy use (kWh/m ² per year)	1083

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2021-2802-4588-6859-0619\)](#).

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	David Norrington
Telephone	07974449645
Email	davidn25@icloud.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	ECMK
Assessor's ID	ECMK302723
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Employer	The Property Assessment Company Ltd
Employer address	28 Beeches Walk, Carshalton Beeches, SM5 4JT
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	28 February 2022
Date of certificate	4 March 2022