

Energy performance certificate (EPC)

450 Finchley Road
LONDON
NW2 2HY

Energy rating

C

Valid until: 15 May 2034

Certificate number: 4485-7774-5911-3537-8072

Property type	Retail/Financial and Professional Services
Total floor area	102 square metres

Rules on letting this property

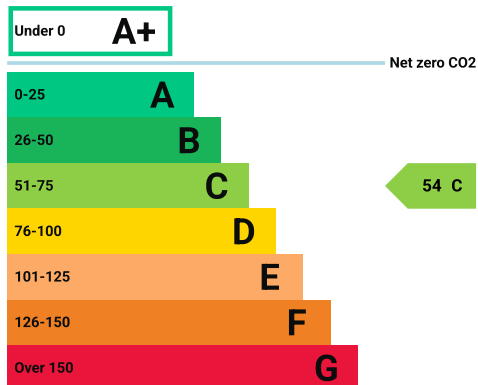
Properties can be let if they have an energy rating from A+ to E.

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

8 A

If typical of the existing stock

31 B

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)	21.12
Primary energy use (kWh/m ² per year)	219

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4836-8850-4894-2603-1421\)](/energy-certificate/4836-8850-4894-2603-1421).

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	Aaron Lewis
Telephone	02084587444
Email	aaron@staygreen50.com

Contacting the accreditation scheme

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

Accreditation scheme	Quidos Limited
Assessor's ID	QUID203098
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	Cec Energy Ltd
Employer address	62, Woodville Road, London, NW11 9TN
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	16 May 2024
Date of certificate	16 May 2024
