

# Energy performance certificate (EPC)

160a Kings Cross Road  
LONDON  
WC1X 9DH

Energy rating

**E**

Valid until: 22 January 2025

Certificate number: 9669-3079-0559-0600-7921

Property type

B1 Offices and Workshop businesses

Total floor area

49 square metres

## Rules on letting this property

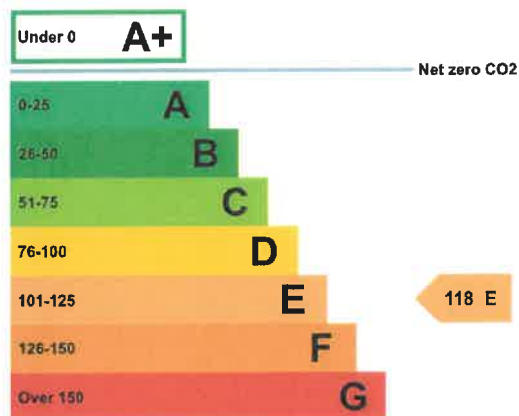
Properties can be let if they have an energy rating from A+ to E.

## 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	27 B
If typical of the existing stock	80 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 (kgCO2/m2 per year)	76.45

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0760-0645-6599-9729-9002\)](#).

## 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	Jimmy Couppas
Telephone	07723001249
Email	<a href="mailto:jim@londonpropertycerts.co.uk">jim@londonpropertycerts.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	NHER
Assessor's ID	NHER004518
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	London Property Certs Ltd
Employer address	12, Lynbridge Gardens, London N13 5BH
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	23 January 2015
Date of certificate	23 January 2015