

Energy performance certificate (EPC)

403 Hornsey Road LONDON N19 4DX	Energy rating	Valid until: 23 May 2035
	E	Certificate number: 7204-0035-5352-0025-0802

Property type	Retail/Financial and Professional Services
Total floor area	66 square metres

Rules on letting this property

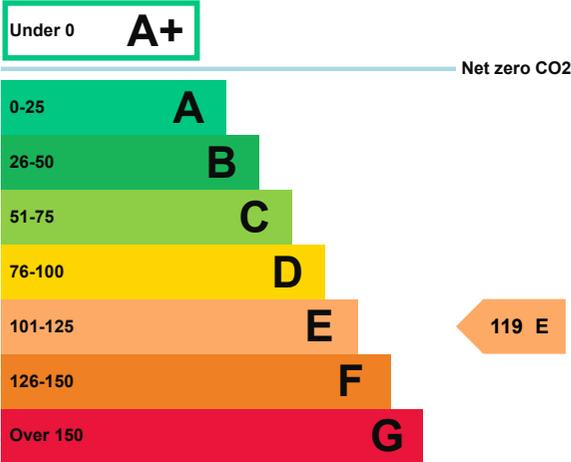
Properties can be let if they have an energy rating from A+ to E.

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	15 A
If typical of the existing stock	60 C

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	50.37
Primary energy use (kWh/m ² per year)	341

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7020-2055-5048-2300-0543\)](#).

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	Bardya Amin
Telephone	07971128899
Email	info@gemanagement.co.uk

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	QUID206681
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	Global Energy Management
Employer address	
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	22 May 2025
Date of certificate	24 May 2025