

Energy performance certificate (EPC)

13A & 15 Fortess Road
LONDON
NW5 1AD

Energy rating

D

Valid until:

2 June 2035

Certificate number:

0067-4283-4305-0296-9790

Property type

Retail/Financial and Professional Services

Total floor area

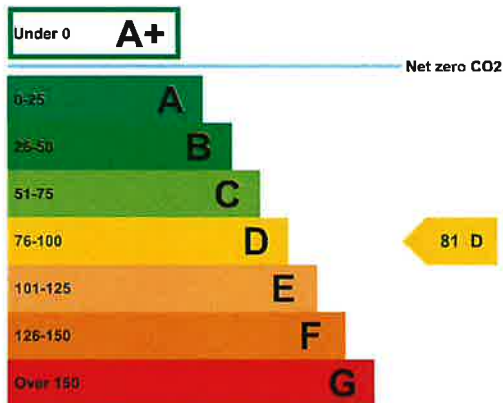
152 square metres

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 D.



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

6 A

If typical of the existing stock

24 A

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)	32.43
Primary energy use (kWh/m ² per year)	336

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2409-4796-4850-7906-2301\)](#).

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	Usman Hussain
Telephone	07939302868
Email	usman@energyexpertise.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	QUID201051
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	High Street EPC
Employer address	07951022907
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	2 June 2025
Date of certificate	3 June 2025

Energy performance certificate (EPC) recommendation report

13A & 15 Fortess Road
LONDON
NW5 1AD

Report number
2409-4796-4850-7906-2301

Valid until
2 June 2035

Energy rating and EPC

This property's energy rating is D.

For more information on the property's energy performance, see the EPC for this property.

Recommendations

Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
In some spaces, the solar gain limit defined in the NCM is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	Medium

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Add time control to heating system.	Medium
Add optimum start/stop to the heating system.	Medium

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Some windows have high U-values - consider installing secondary glazing.	Medium
Add local temperature control to the heating system.	Medium
Add weather compensation controls to heating system.	Medium
Add local time control to heating system.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium

Property and report details

Report issued on	3 June 2025
Total useful floor area	152 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	G-ISBEM Ltd, G-ISBEM, v25.3, SBEM, v6.1.e.0

Assessor's details

Assessor's name	Usman Hussain
Telephone	07939302868
Email	usman@energyexpertise.co.uk
Employer's name	High Street EPC
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