Energy performance certificate (EPC)		
Flat 41 Phoenix Court Purchese Street LONDON NW1 1EL	Energy rating	Valid until: <b>19 April 2027</b> Certificate number: <b>2308-7080-7244-5413-3944</b>
Property type	Mid-floor flat	
Total floor area		58 square metres

## Rules on letting this property

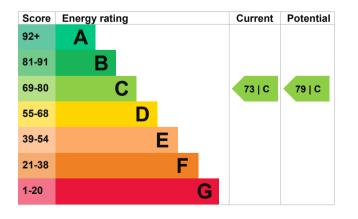
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

## Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

<u>See how to improve this property's energy</u> performance.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D the average energy score is 60