

Energy performance certificate (EPC)

The Estcourt Arms 2 St. Johns Road WATFORD WD17 1PT	Energy rating D	Valid until: 6 February 2032 <hr/> Certificate number: 8508-5130-4764-2177-4870
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Property type	A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways
Total floor area	188 square metres

Rules on letting this property

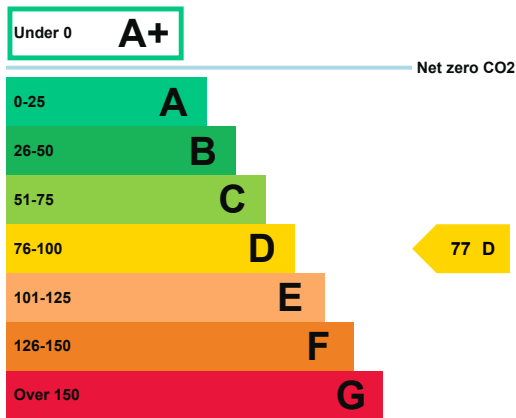
Properties can be let if they have an energy rating from A+ to E.

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

32 B

If typical of the existing stock

94 D

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)	108.6
Primary energy use (kWh/m ² per year)	632

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8860-2788-2521-7005-5151\)](#).

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	Keifer Ballard
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Contacting the accreditation scheme

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

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO035280
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	Compliance 365
Employer address	6 Mariner Court
Assessor's declaration	The assessor is a relative of the property owner.
Date of assessment	28 January 2022
Date of certificate	7 February 2022