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# Area Measurement Report

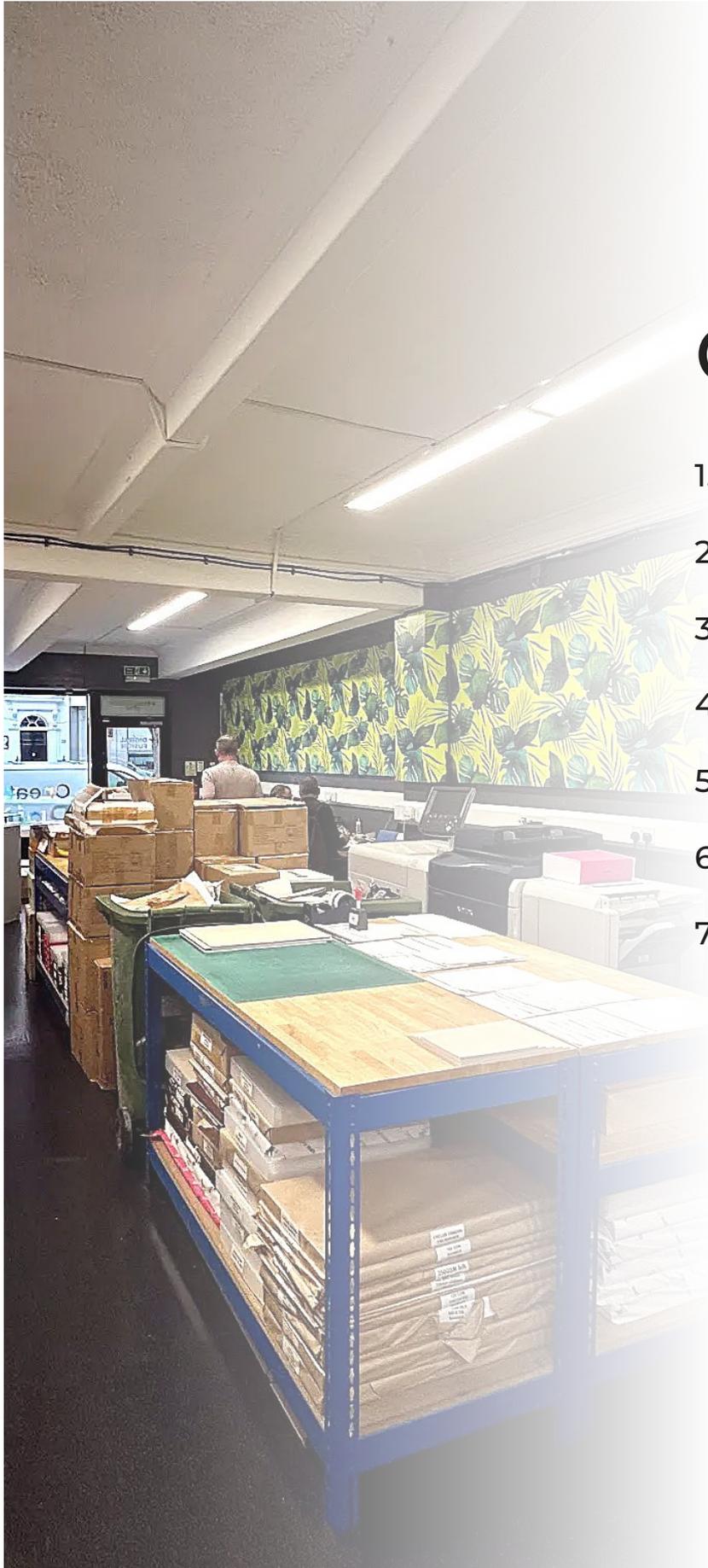
12 Percy Street,  
London, W1T 1DW  
Reference 25.09.3429  
5 January 2026

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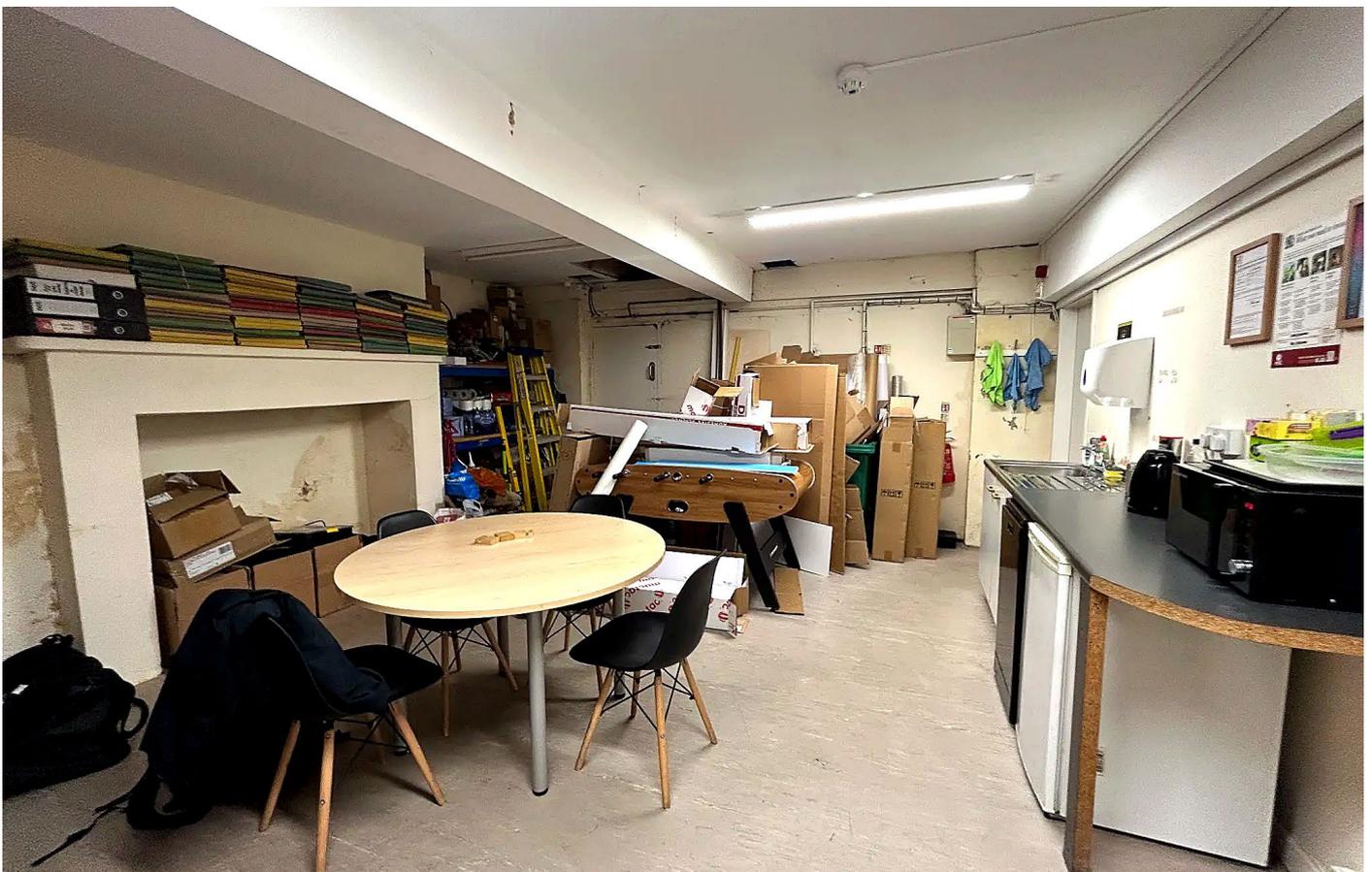
## 1. About Sterling Temple

Sterling Temple is a leading provider of measured property surveys, delivering precise area measurement reports and detailed planning drawings to clients across the UK. Using advanced 3D laser scanning technology and efficient workflows, we ensure exceptional accuracy and fast turnaround times. Our expertise spans a range of property types, from commercial and industrial spaces to complex architectural structures. At Sterling Temple, we are committed to combining cutting-edge technology with professional insight to meet the diverse needs of our clients. Our services provided

- A. Area Measurement Reports
- B. Existing Planning Drawings (floor plans, sections, elevations & site plans)
- C. Land Registry compliant Lease Plans
- D. Matterport Virtual Tours

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## 2. Report Objective

The objective of this report was to deliver a precise and reliable area measurement survey of 12 Percy Street, London, ensuring accuracy in net internal and gross internal area calculations. This survey supports our client's property planning, valuation, and compliance needs, providing clear data for informed decision-making.

## 3. The Property

12 Percy Street, London W1 is a mid-terrace, mixed-use period property arranged over basement, ground and three upper floors, forming part of the established Percy Street parade in Fitzrovia. The building comprises a ground and basement commercial unit currently in print and production use, with ancillary storage and staff facilities, and self-contained upper floors in ancillary and office-style accommodation. The property benefits from a prominent frontage, good natural light to upper levels and a central West End location close to Tottenham Court Road.

## 4. Site Conditions

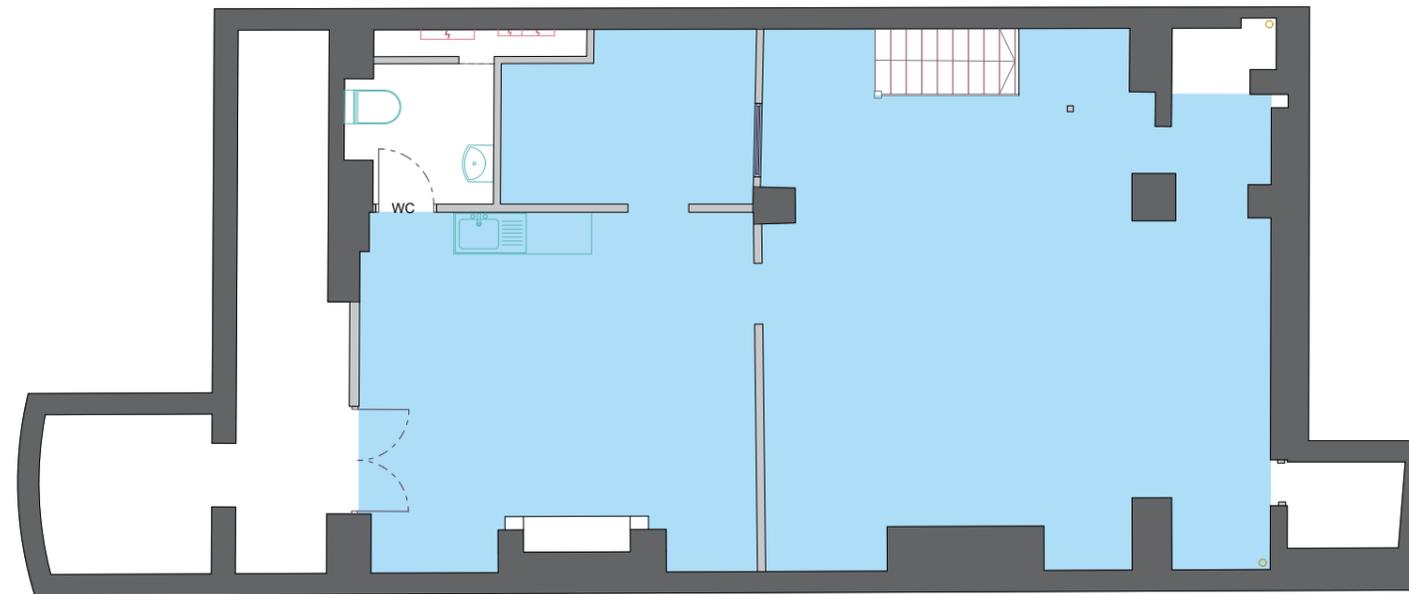
On the day of the survey 12 Percy Street was occupied and provided a satisfactory environment for accurate measurements. The property was in good condition, with no obstacles/restrictions, allowing our team to efficiently capture detailed data and deliver precise area calculations.

## 5. Schedule of Areas

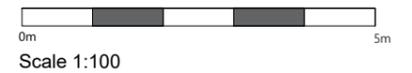
Net Internal Area and Gross Internal Area				
Level	NIA Metric (m2)	NIA Imperial (sq ft)	GIA Metric (m2)	GIA Imperial (sq ft)
Third Floor	—	—	80.4	865
Second Floor	—	—	84.1	905
First Floor	67.8	730	83.8	902
Ground Floor	161.8	1,742	188.8	2,032
Lower Ground	84.4	908	118.3	1,273
Total	314.0		555.4	5,978

Gross Internal Area - Residential		
Level	Metric (m2)	Imperial (sq ft)
Third Floor - Flat 3	80.4	865
Second Floor - Flat 2	70.4	758

Other		
Description	Metric (m2)	Imperial (sq ft)
Vault (Front)	5.4	58
Vault (Rear)	2	22
Total Other	7.4	80



Lower Ground



# 12 Percy Street

Fitzrovia  
London  
W1T

## REFERENCES

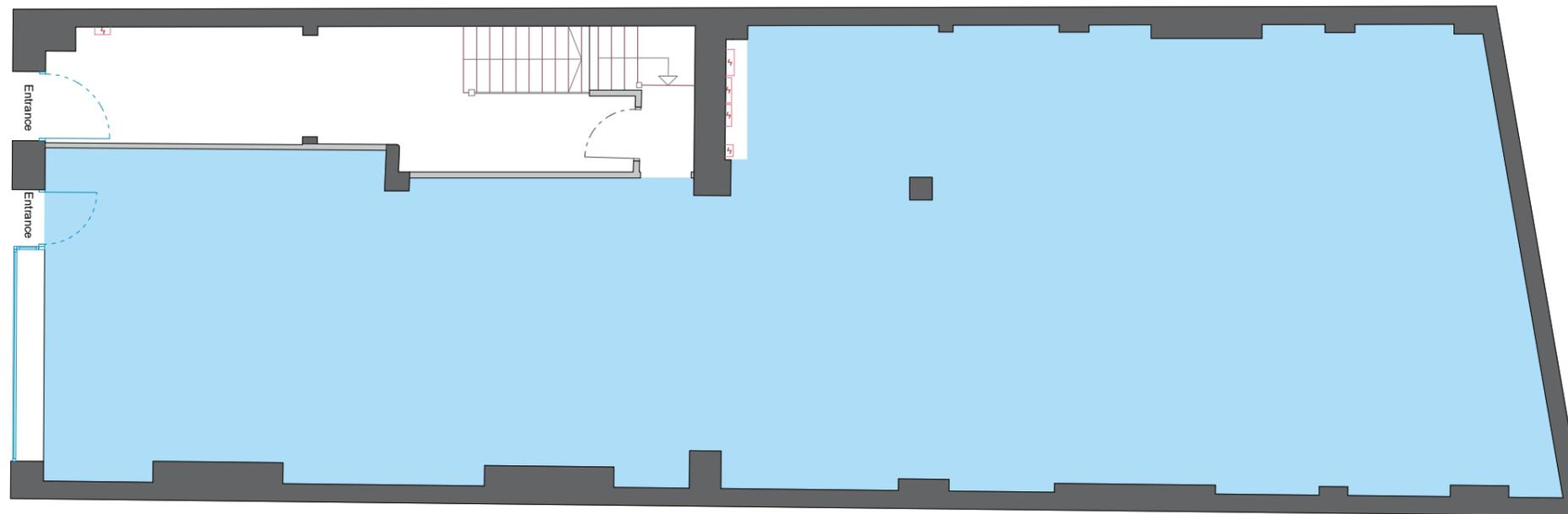
 Net Internal Area

Drawing Name  
Lower Ground Floor Plan

Date	Revision	Project Number	Description	Rev
02/01/2026	00	25.09.3429	Property Survey	0/0

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Ground Level



# 12 Percy Street

Fitzrovia  
London  
W1T

## REFERENCES

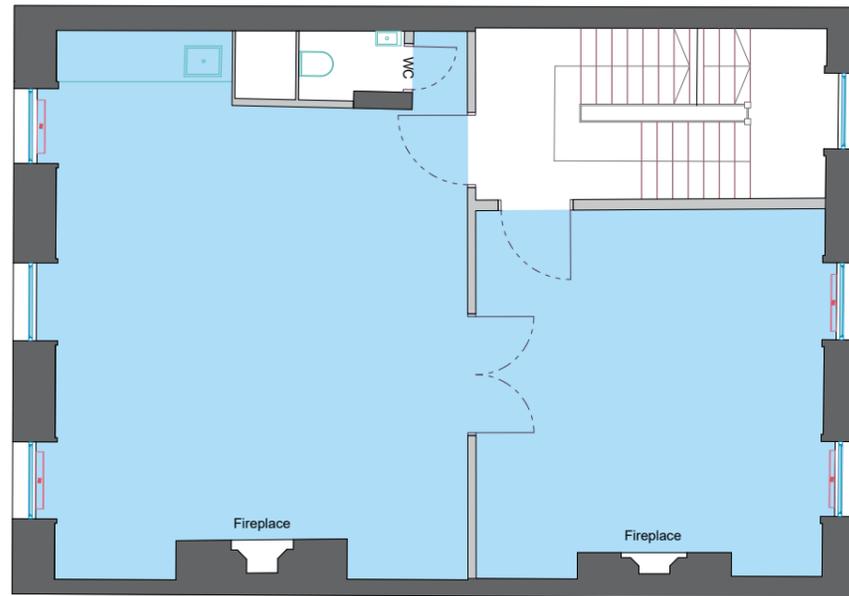
 Net Internal Area

Drawing Name  
Ground Level Floor Plan

Date	Revision	Project Number	Description	Rev
02/01/2026	00	25.09.3429	Property Survey	0/0

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First Level



# 12 Percy Street

Fitzrovia  
London  
W1T

## REFERENCES

 Net Internal Area

Drawing Name  
First Level Floor Plan

Date	Revision	Project Number	Description	Rev
02/01/2026	00	25.09.3429	Property Survey	0/0

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Second Level



# 12 Percy Street

Fitzrovia  
London  
W1T

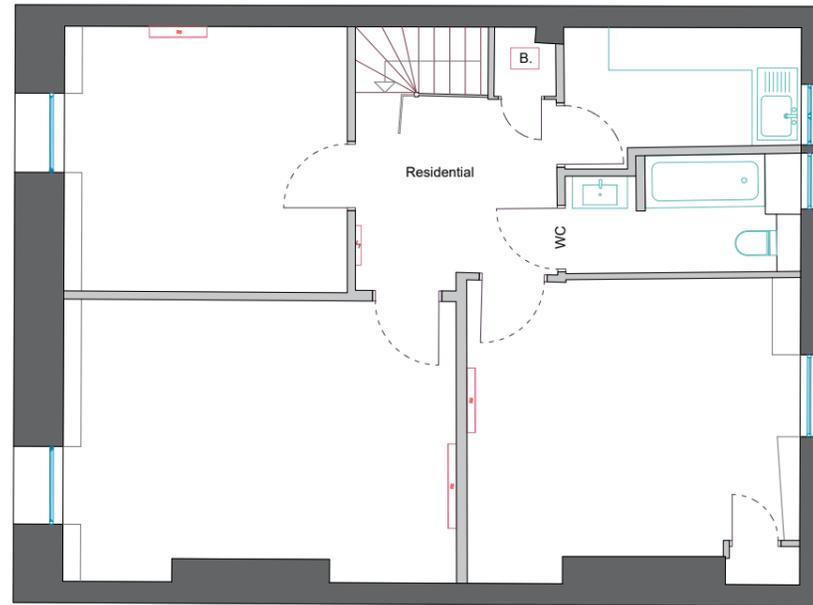
## REFERENCES

Drawing Name  
Second Level Floor Plan

Date	Revision	Project Number	Description	Rev
02/01/2026	00	25.09.3429	Property Survey	0/0

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Third Level



# 12 Percy Street

Fitzrovia  
London  
W1T

## REFERENCES

Drawing Name  
Third Level Floor Plan

Date	Revision	Project Number	Description	Rev
02/01/2026	00	25.09.3429	Property Survey	0/0

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## 7. Summary of Measured Surveying Report

This report provides a comprehensive overview of the area measurement survey conducted at 12 Percy Street, London. Our team has delivered precise calculations for the net internal and gross internal areas, supported by a detailed floor plan and survey notes. The property was surveyed under optimal conditions, ensuring accuracy and reliability in the results.

We are confident that the data and insights provided in this report will support your property planning, valuation, and compliance needs. Should you require any further information or additional services, please do not hesitate to contact us.

Thank you for choosing Sterling Temple for your measured surveying requirements.