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Area Measurement Report

13 Percy Street,
London, W1T
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 13 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

13 Percy Street, London W1 is a mid-terrace, mixed-use period building arranged over lower ground, ground and three upper floors, located within the Fitzrovia area of the West End. The lower ground, ground and first floors are occupied by a fitted restaurant, including dining areas, ancillary accommodation and an external covered terrace. The second and third floors provide self-contained residential accommodation above, accessed independently from street level.

4. Site Conditions

On the day of the survey 13 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.

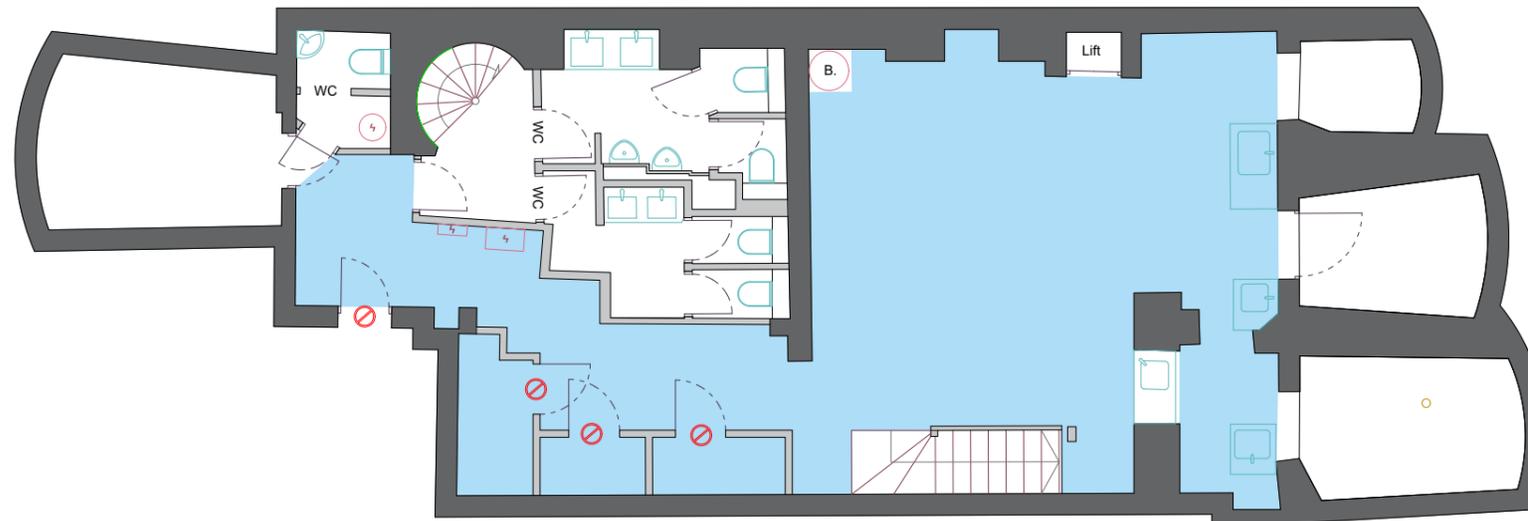
5. Schedule of Areas

Net Internal Area and Gross Internal Area						
Floor Level	NIA (sq m)	NIA (sq ft)	GIA Building (sq m)	GIA Building (sq ft)	GIA Residential (sq m)	GIA Residential (sq ft)
Third	-	-	67.1	722	67.1	722
Second	-	-	69.1	744	57.7	621
First	116.3	1,252	161.8	1,742	-	-
Ground	123	1,324	149.9	1,614	-	-
Lower Ground	54.5	587	109.4	1,178	-	-
Total	293.8	3,162	557.3	6,000	124.8	1,343

Other		
Description	Area (sq m)	Area (sq ft)
Terrace (First Floor)	139.4	1,500
Vault 4	6	65
Vault 3	4.7	51
Vault 2	2.1	23
Vault 1	7.8	84

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Lower Ground



13 Percy Street

Fitzrovia
London
W1T

REFERENCES

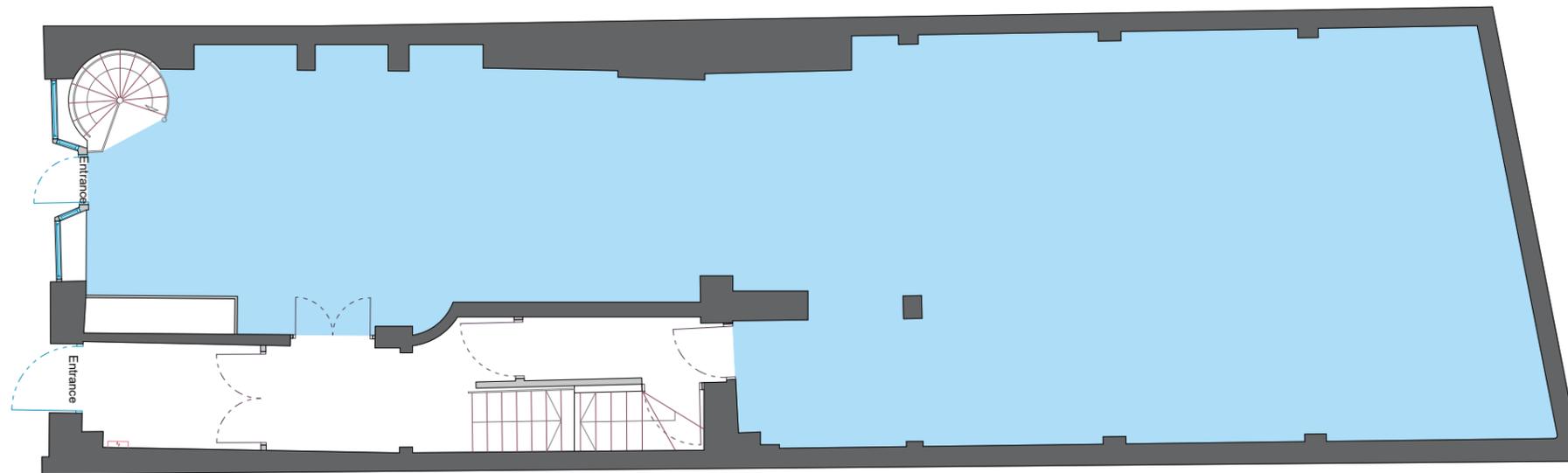
 Net Internal Area

Drawing Name
Lower Ground Floor Plan

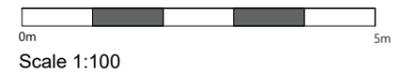
Date	Revision	Project Number	Description	Rev
02/01/2026	00	25.09.3429	Property Survey	0/0

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Ground Level



13 Percy Street

Fitzrovia
London
W1T

REFERENCES

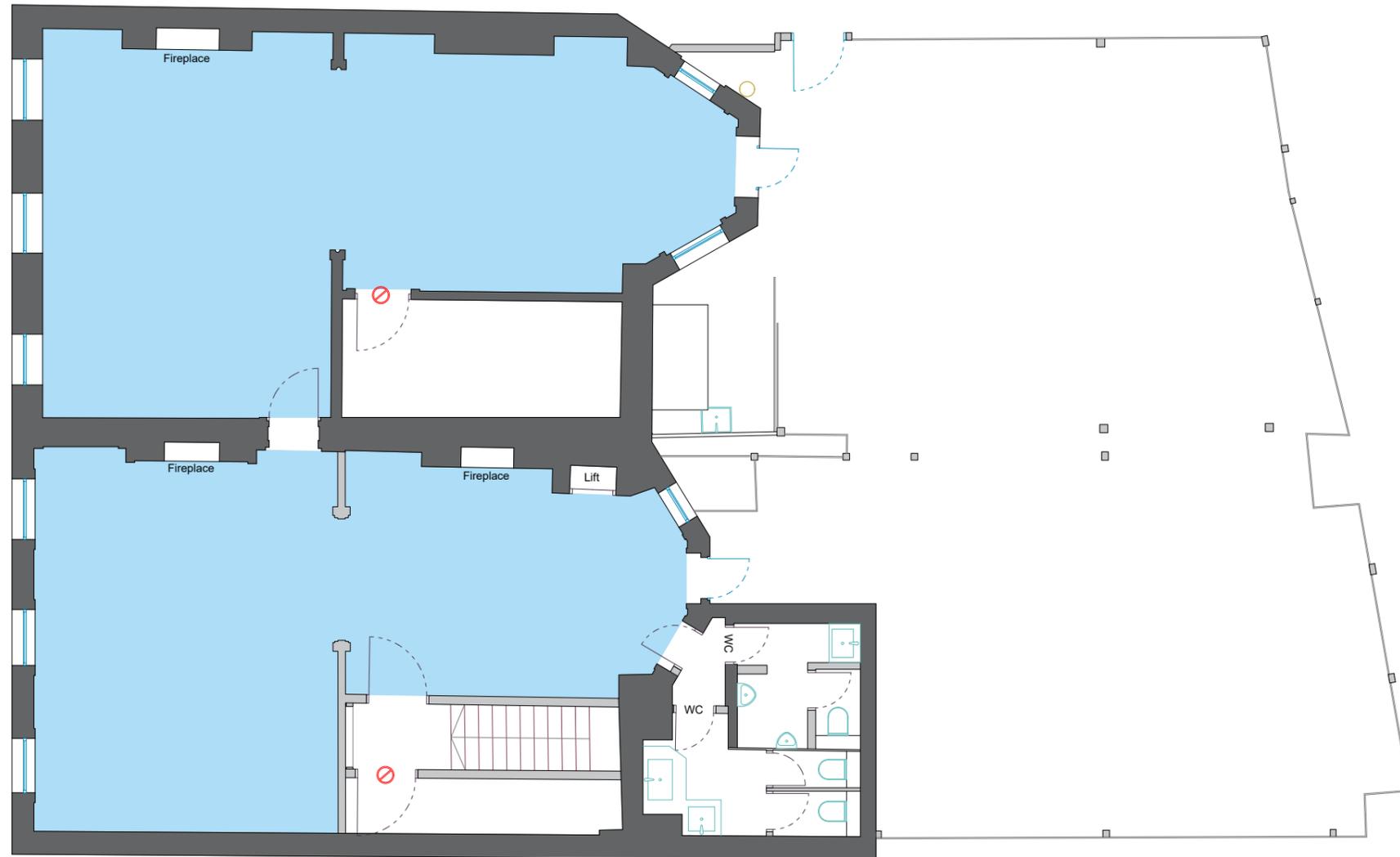
 Net Internal Area

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



13 Percy Street

Fitzrovia
London
W1T

REFERENCES

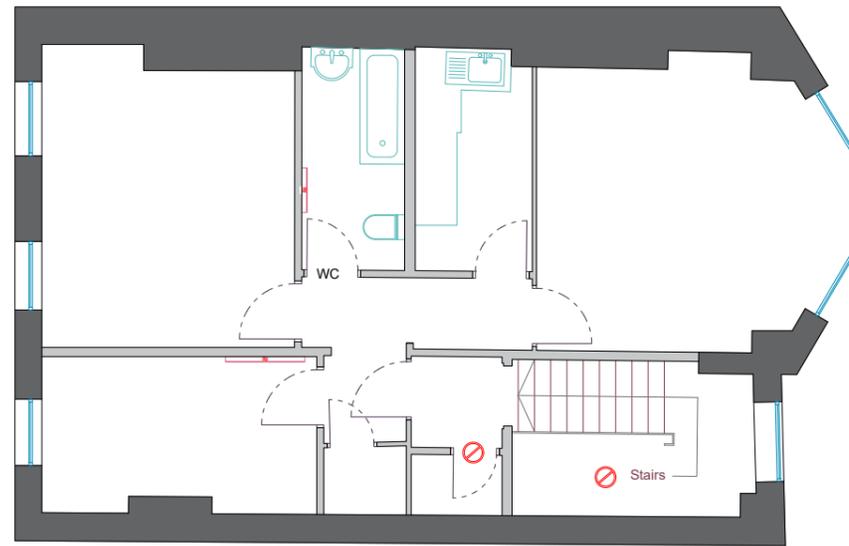
 Net Internal Area

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



13 Percy Street

Fitzrovia
London
W1T

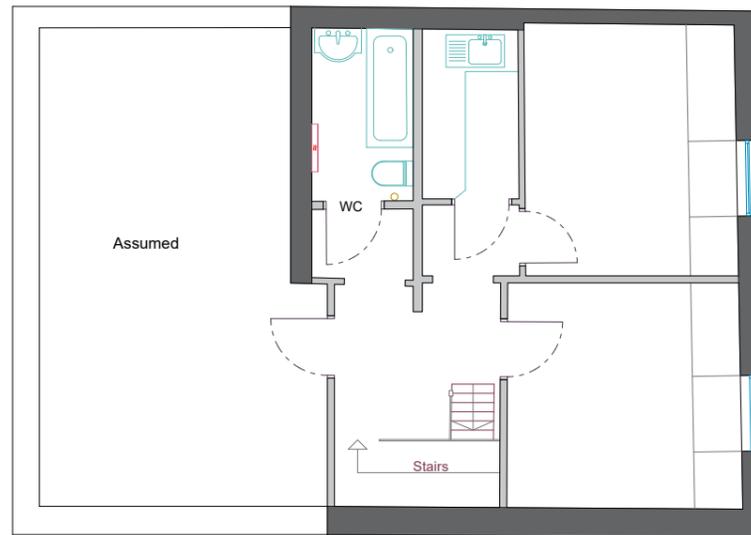
REFERENCES

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



13 Percy Street

Fitzrovia
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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 13 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.