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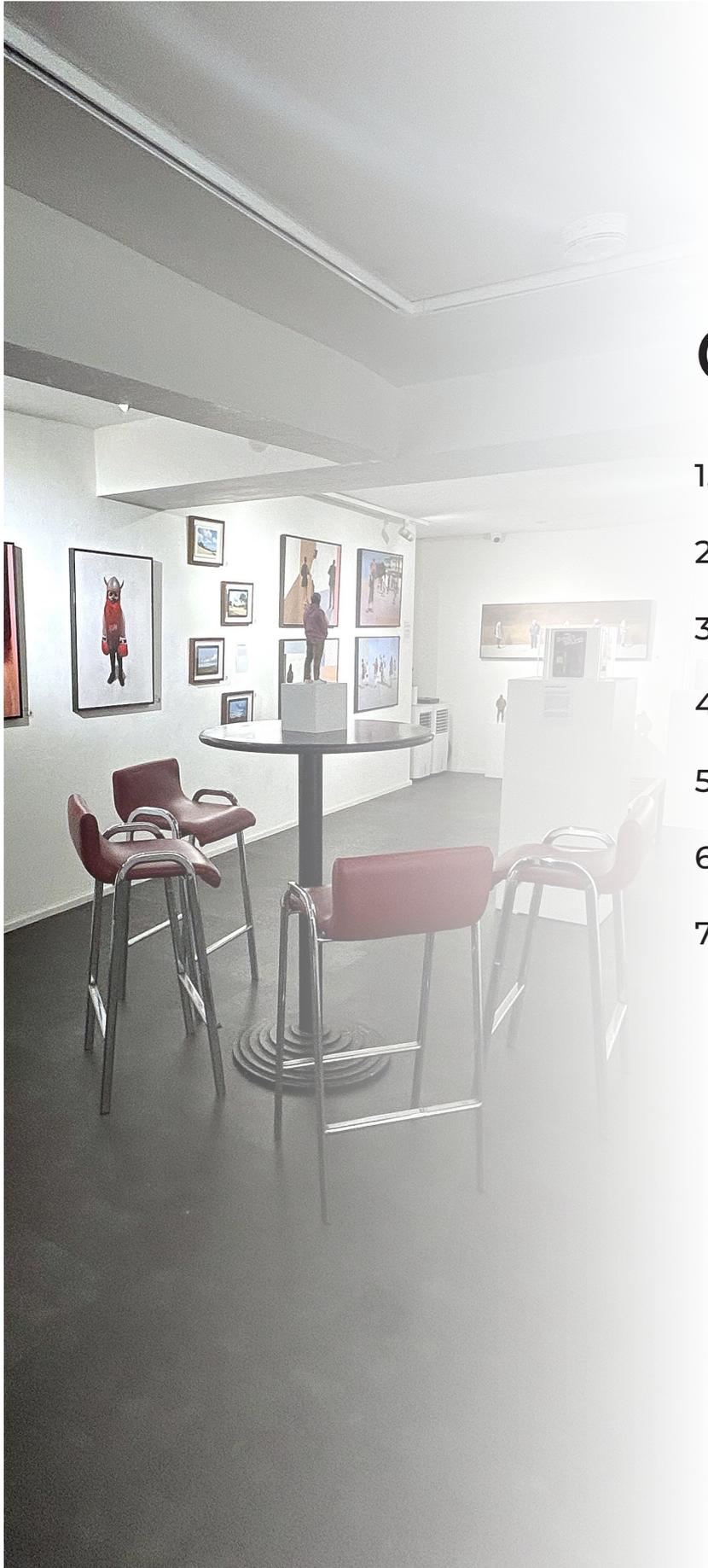
Area Measurement Report

14 Percy Street,
London, W1T
Reference 25.09.3429
5 January 2026



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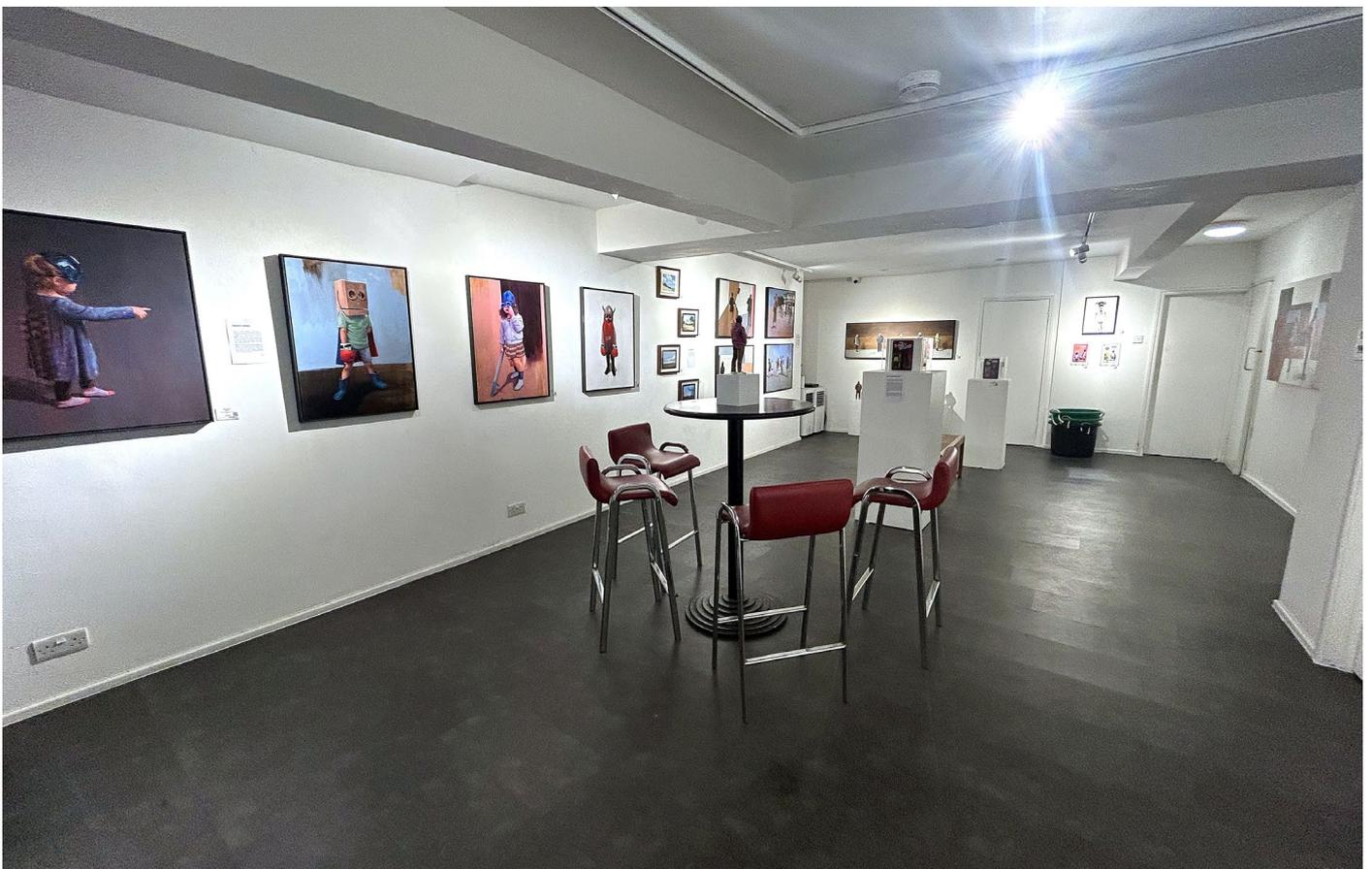


1. About Sterling Temple

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 14 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

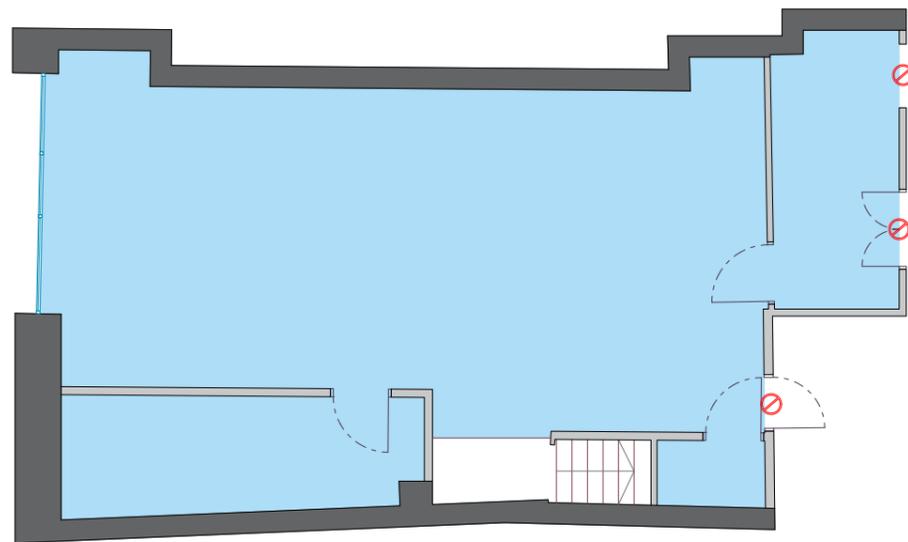
14 Percy Street, London W1, is a mid-terrace mixed-use building arranged over lower ground, ground and three upper floors within Fitzrovia. The lower ground and ground floors comprise retail accommodation with a prominent glazed street frontage to Percy Street. The upper second and third floors provide self-contained residential accommodation. The property is of traditional brick construction beneath a pitched roof, set within an established retail and residential streetscape close to Tottenham Court Road.

4. Site Conditions

On the day of the survey 14 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

Floor Level	NIA (sq m)	NIA (sq ft)	GIA (sq m)	GIA (sq ft)	GIA Res (sq m)	GIA Res (sq ft)
Third Level	—	—	67.3	724	67.3	724
Second Level	—	—	72.2	777	64.5	694
Ground Level	119.2	1,283	128.2	1,380	—	—
Lower Ground	65.2	702	68.4	736	—	—
Total	184.4	1,985	336.1	3,618	131.8	1,419



Lower Ground



Scale 1:100

14 Percy Street

Fitzrovia
London
W1T

REFERENCES

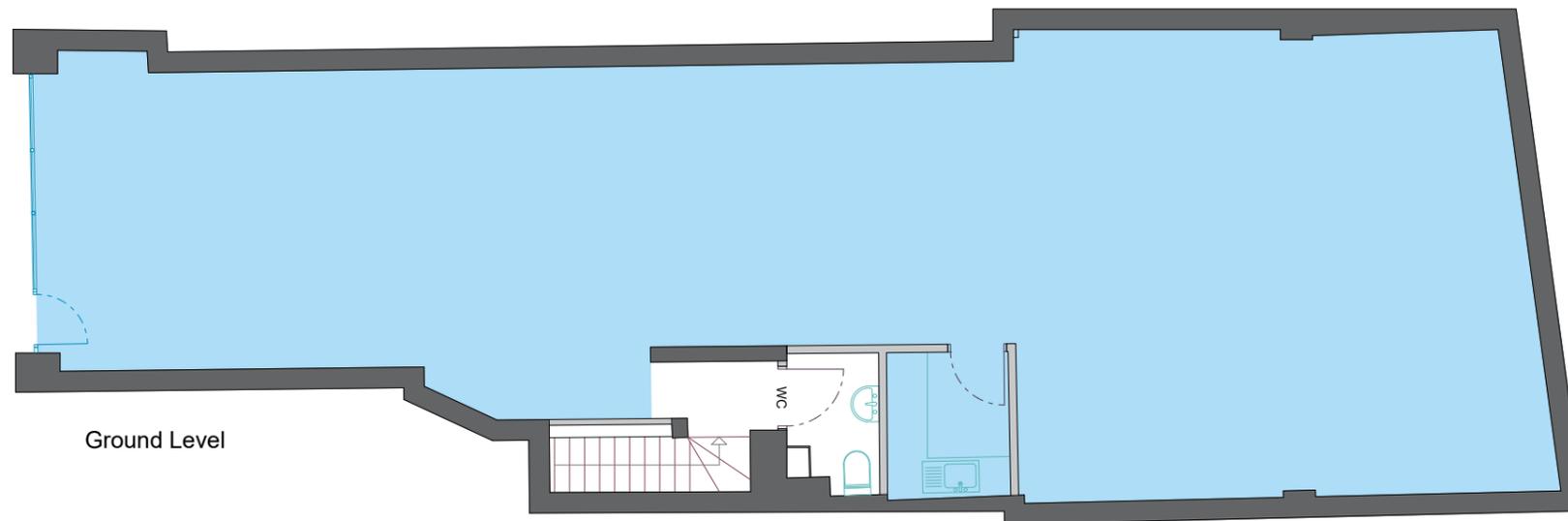
 Net Internal Area

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



Scale 1:100

14 Percy Street

Fitzrovia
London
W1T

REFERENCES

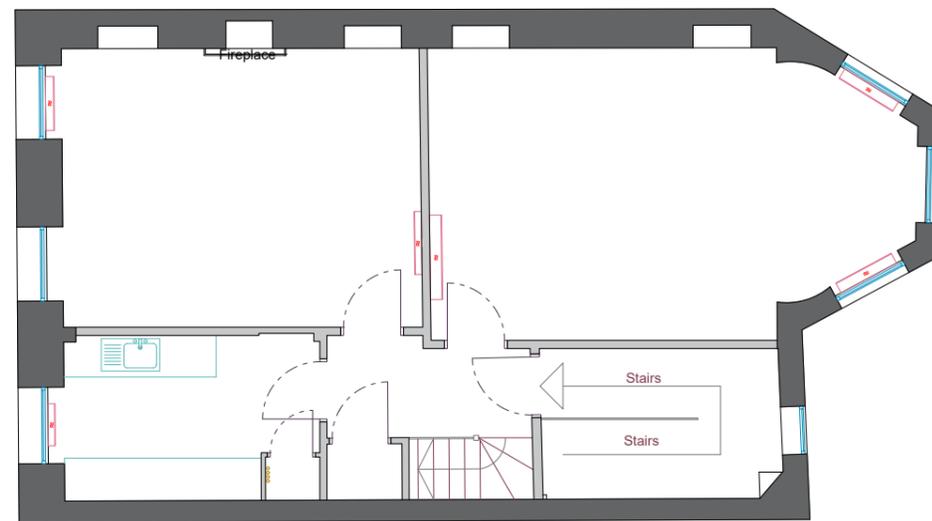
 Net Internal Area

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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Second Level



14 Percy Street

Fitzrovia
London
W1T

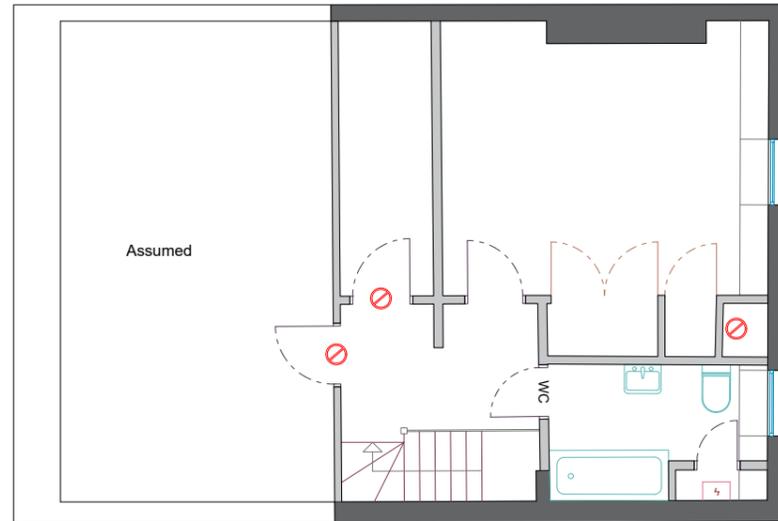
REFERENCES

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



14 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 14 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.