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Area Measurement Report

16 Percy Street,
London, W1T 1DT
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 16 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

16 Percy Street is a mid-terrace, multi-storey building featuring a yellow brick facade with red brick lintels and a mansard roof with dormer windows. The lower ground and ground floor comprises a restaurant with glazed entrances, while the upper floors provide residential living and commercial office space. Internally, the property features plastered walls, decorative coving, and a mix of timber floorboards, carpeting, and laminate finishes. Fixed installations include period-style fireplace surrounds, radiators, and built-in cabinetry. The commercial space incorporates stone-clad feature walls and integrated HVAC systems. Windows are predominantly white-framed sash units throughout the structure.

4. Site Conditions

On the day of the survey 16 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

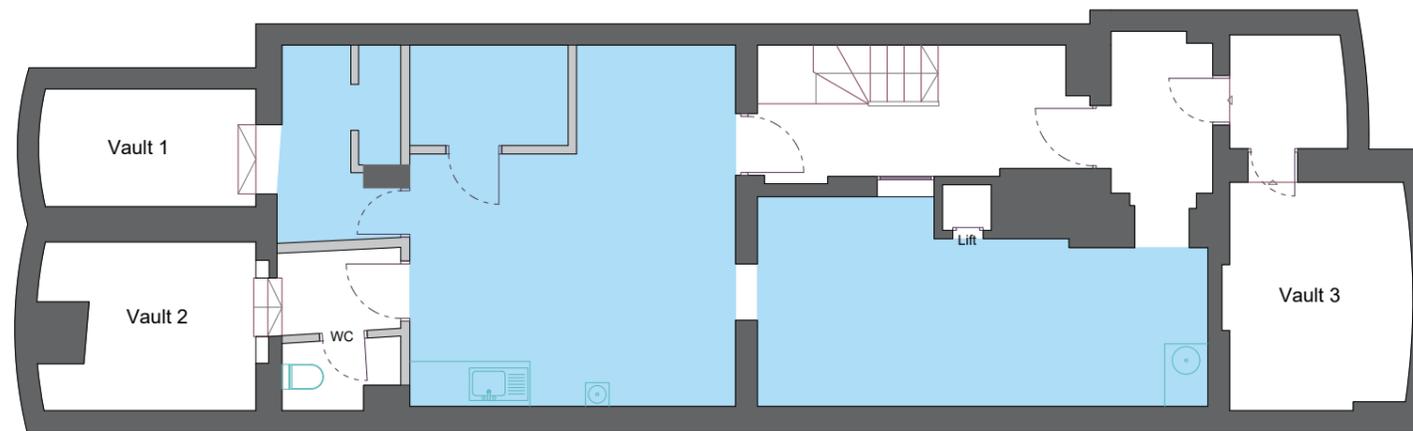
Net Internal Area and Gross Internal Area								
Level	NIA Office (m2)	NIA Office (sq ft)	NIA Restaurant (m2)	NIA Restaurant (sq ft)	Total NIA (m2)	Total NIA (sq ft)	GIA Building (m2)	GIA Building (sq ft)
Third Level	37.9	408	—	—	37.9	408	45.6	491
Second Level	—	—	—	—	—	—	51	549
First Level	—	—	—	—	—	—	52.1	561
Ground Level	—	—	78.4	844	78.4	844	103.2	1,111
Lower Ground	—	—	44.8	482	44.8	482	95.2	1,025
Total	37.9	408	123.2	1,326	161.1	1,734	347.1	3,737

GIA - Residential		
Description	Area (m2)	Area (sq ft)
Flat 1 (Second Level)	41.2	443

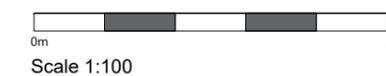
Other		
Description	Area (m2)	Area (sq ft)
Vault 3	6.9	74
Vault 2	4.9	53
Vault 1	4.3	46

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Lower Ground



16 Percy Street

Fitzrovia
London
W1T

REFERENCES

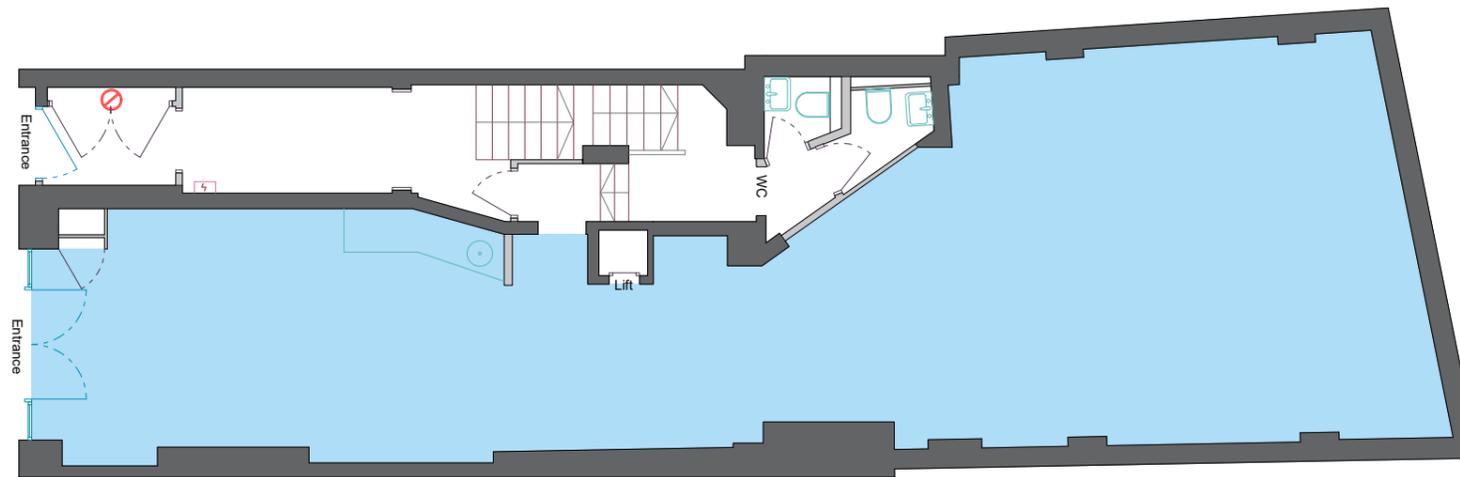
 Net Internal Area

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

16 Percy Street

Fitzrovia
London
W1T

REFERENCES

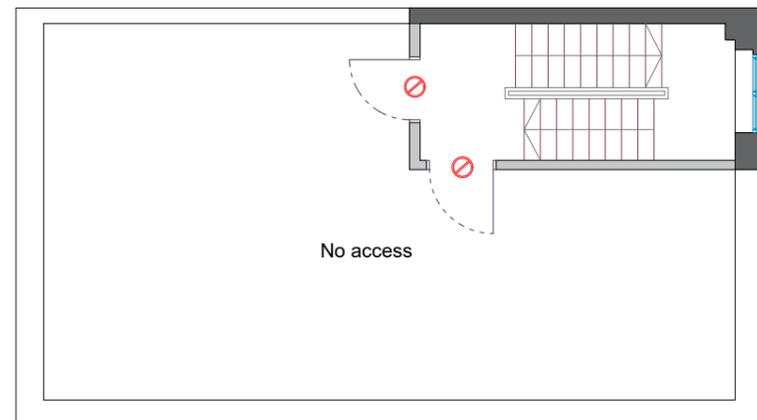
 Net Internal Area

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



16 Percy Street

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London
W1T

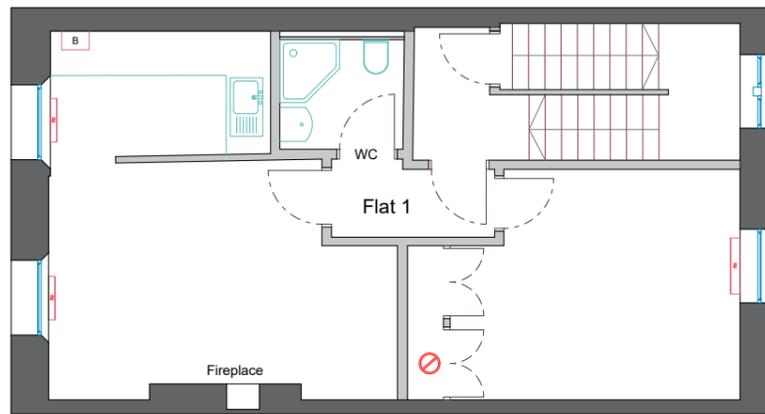
REFERENCES

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



16 Percy Street

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London
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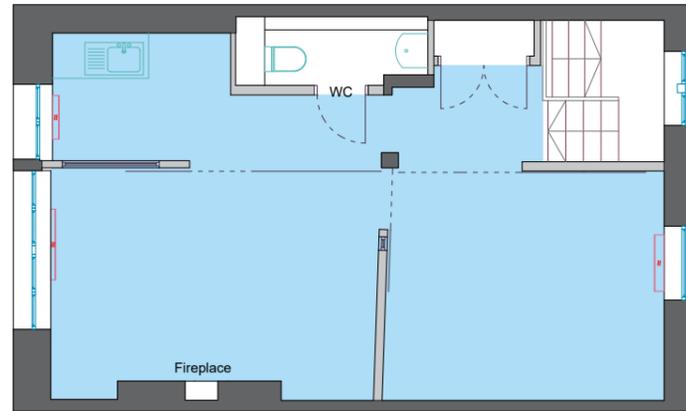
REFERENCES

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



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REFERENCES

 Net Internal Area

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 16 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.