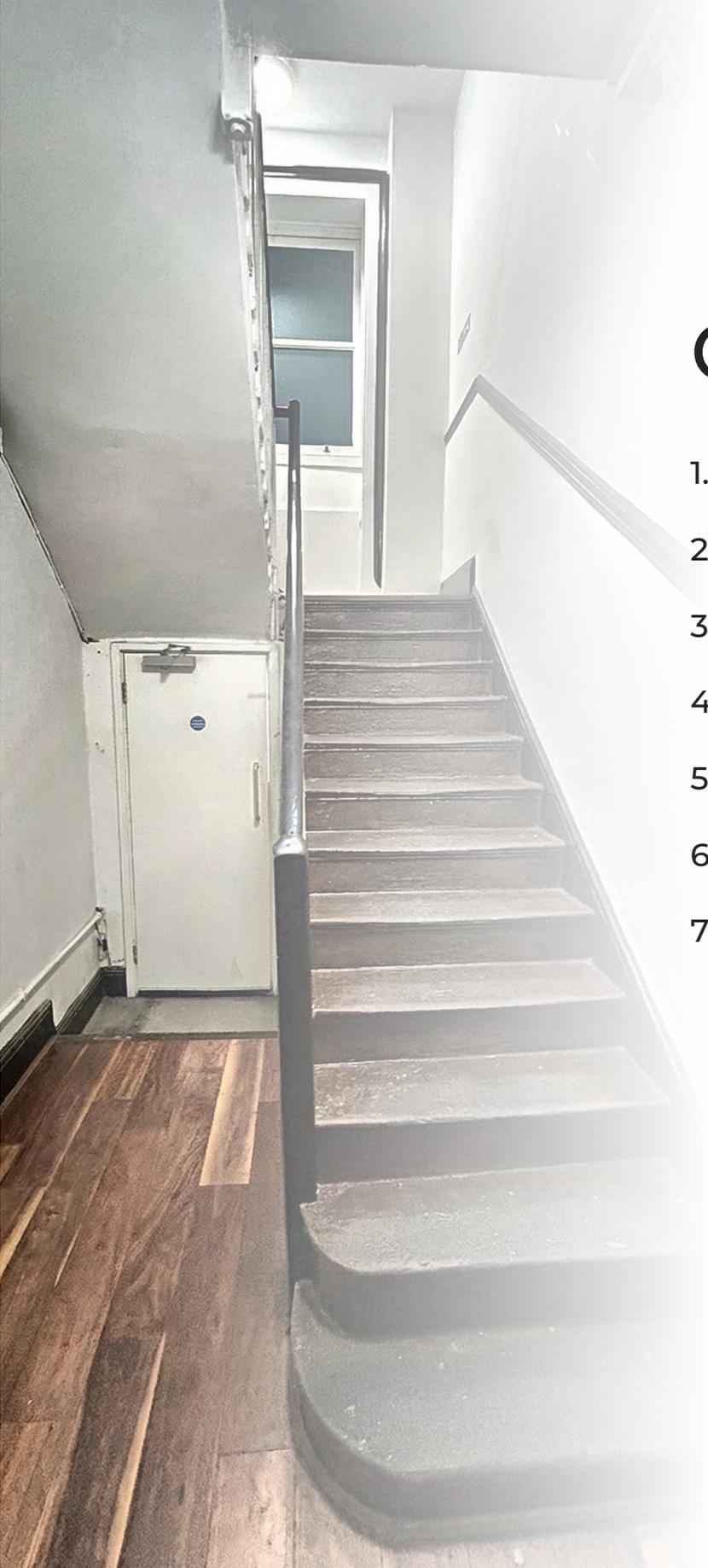


sterlingtemple

# Area Measurement Report

19 Percy Street,  
London, W1T 1DY  
Reference 25.09.3429  
5 January 2026





## Contents

1. About Sterling Temple
2. Report objective
3. The Property
4. Site and survey conditions
5. Schedule of Areas
6. Drawings
7. Summary

## 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

# sterlingtemple

---



## 2. Report Objective

The objective of this report was to deliver a precise and reliable area measurement survey of 19 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

19 Percy Street, London W1 comprises a mixed-use period building arranged over basement, ground and three upper floors. The property includes a ground-floor restaurant with customer seating at upper levels, together with ancillary accommodation and residential space above. Internally, the building retains traditional proportions, timber staircases and sash windows, with upper floors benefiting from pitched ceilings and roof-light accommodation. The property occupies a prominent position within the Fitzrovia area, close to Tottenham Court Road and Goodge Street stations.

## 4. Site Conditions

On the day of the survey 19 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 - Retail (m2)	NIA - Retail (ft2)	GIA - Building (m2)	GIA - Building (ft2)
Third Level	-	-	53.6	577
Second Level	-	-	62.2	670
First Level	45	484	57.7	621
Ground Level	54.6	588	85.9	925
Lower Ground	50.6	545	75.5	813
Total	150.2	1,617	334.9	3,605

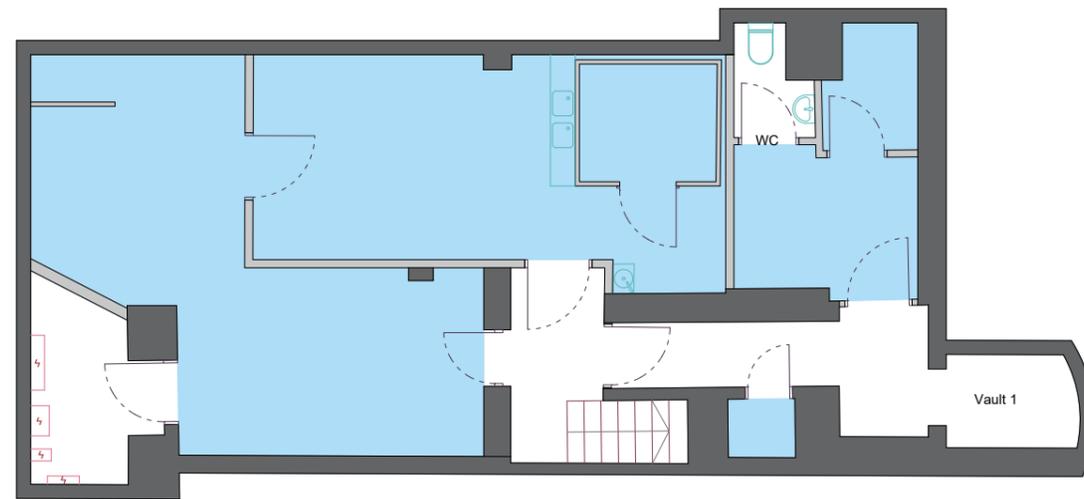
Gross Internal Aea - Residential		
Level	Area (m2)	Area (ft2)
Third Level	53.6	577
Second Level	48.9	526
Total	102.5	1,103

Other		
Item	Area (m2)	Area (ft2)
Vault 1	2.4	26

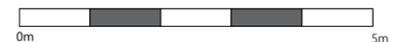
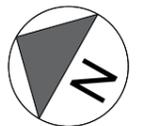
# sterlingtemple

---





Lower Ground



Scale 1:100

# 19 Percy Street

Fitzrovia  
London  
W1T

Drawing Name  
Lower Ground Floor Plan

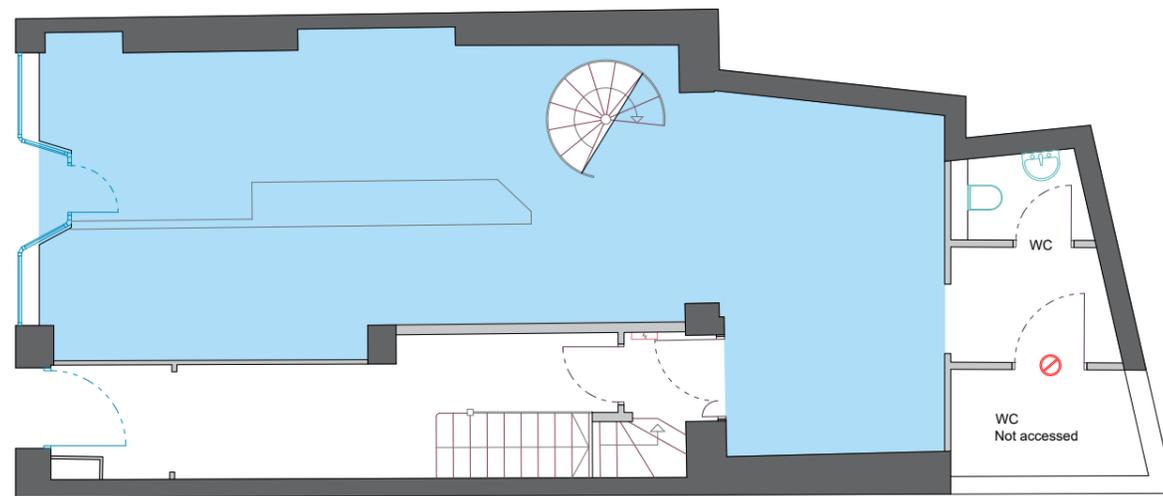
#### REFERENCES

 Net Internal Area

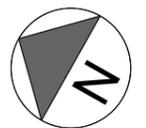
Date	Revision	Project Number	Description	Rev
02/01/2026	00	25.09.3429	Property Survey	0/0

sterlingtemple

0203 4639225  
www.sterlingtemple.com



Ground Level



# 19 Percy Street

Fitzrovia  
London  
W1T

Drawing Name  
Ground Level Floor Plan

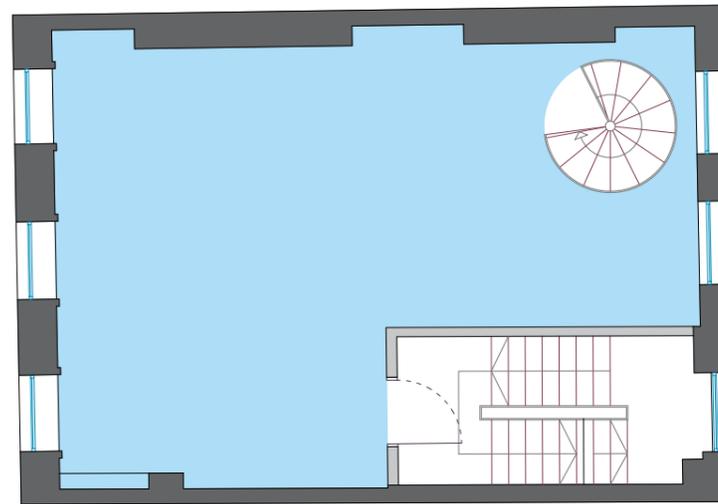
## REFERENCES

 Net Internal Area

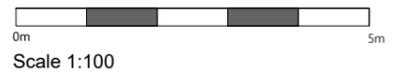
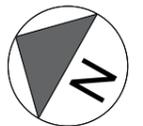
Date	Revision	Project Number	Description	Rev
02/01/2026	00	25.09.3429	Property Survey	0/0

sterlingtemple

0203 4639225  
www.sterlingtemple.com



First Level



# 19 Percy Street

Fitzrovia  
London  
W1T

Drawing Name  
First Level Floor Plan

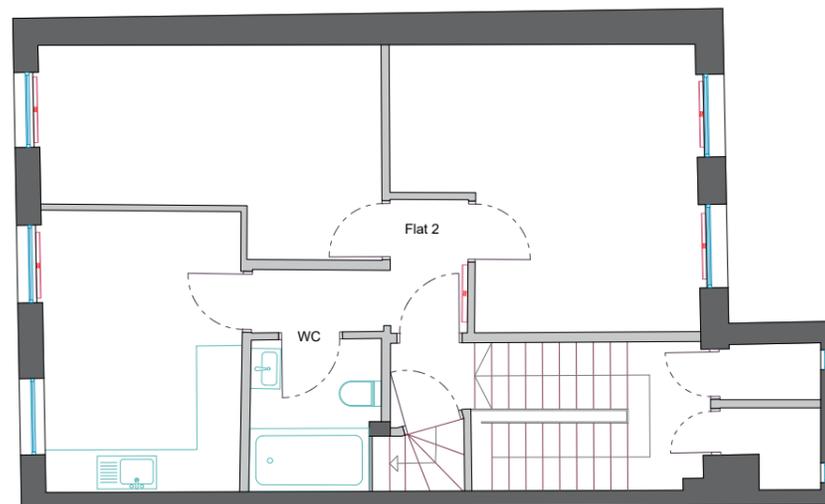
#### REFERENCES

 Net Internal Area

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

sterlingtemple

0203 4639225  
www.sterlingtemple.com



Second Level



**19 Percy Street**

Fitzrovia  
London  
W1T

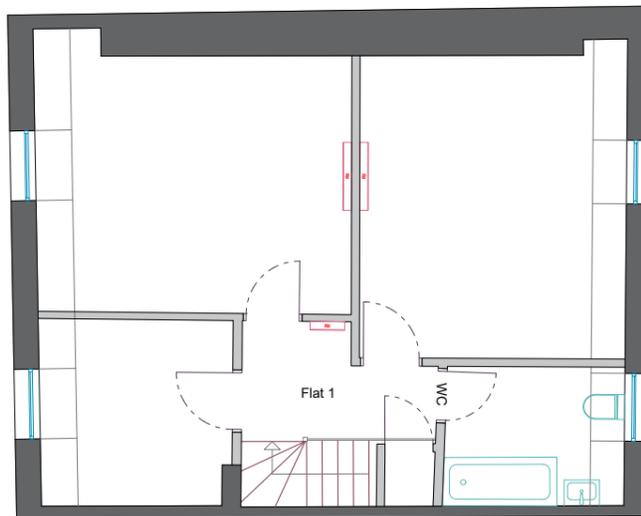
REFERENCES

Drawing Name  
Second Level Floor Plan

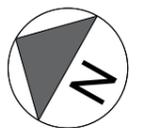
Date	Revision	Project Number	Description	Rev
02/01/2026	00	25.09.3429	Property Survey	0/0

sterlingtemple

0203 4639225  
www.sterlingtemple.com



Third Level



# 19 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

sterlingtemple

0203 4639225  
www.sterlingtemple.com

## 7. Summary of Measured Surveying Report

This report provides a comprehensive overview of the area measurement survey conducted at 19 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.