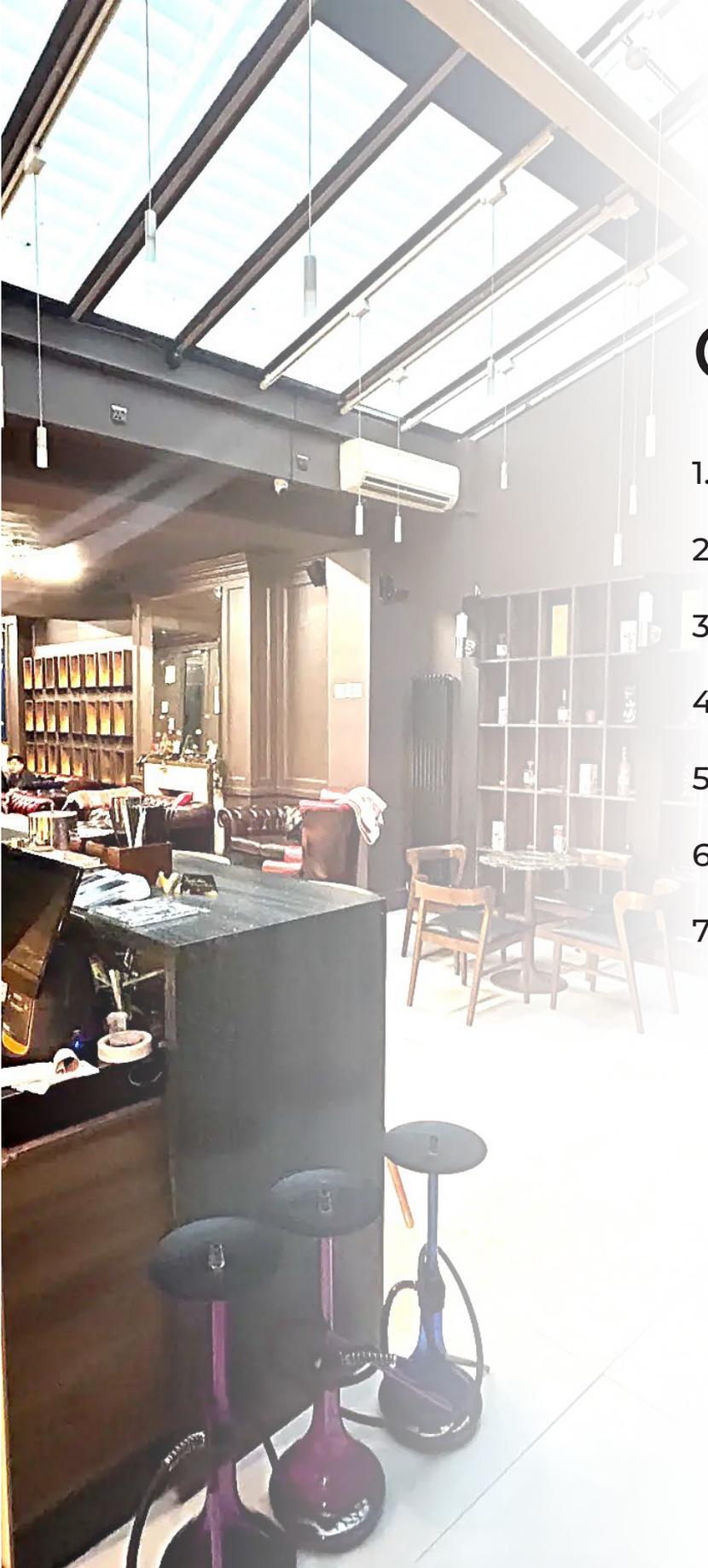


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Area Measurement Report

7 Percy Street,
London, W1T 1DH
Reference 25.09.3429
2 January 2026





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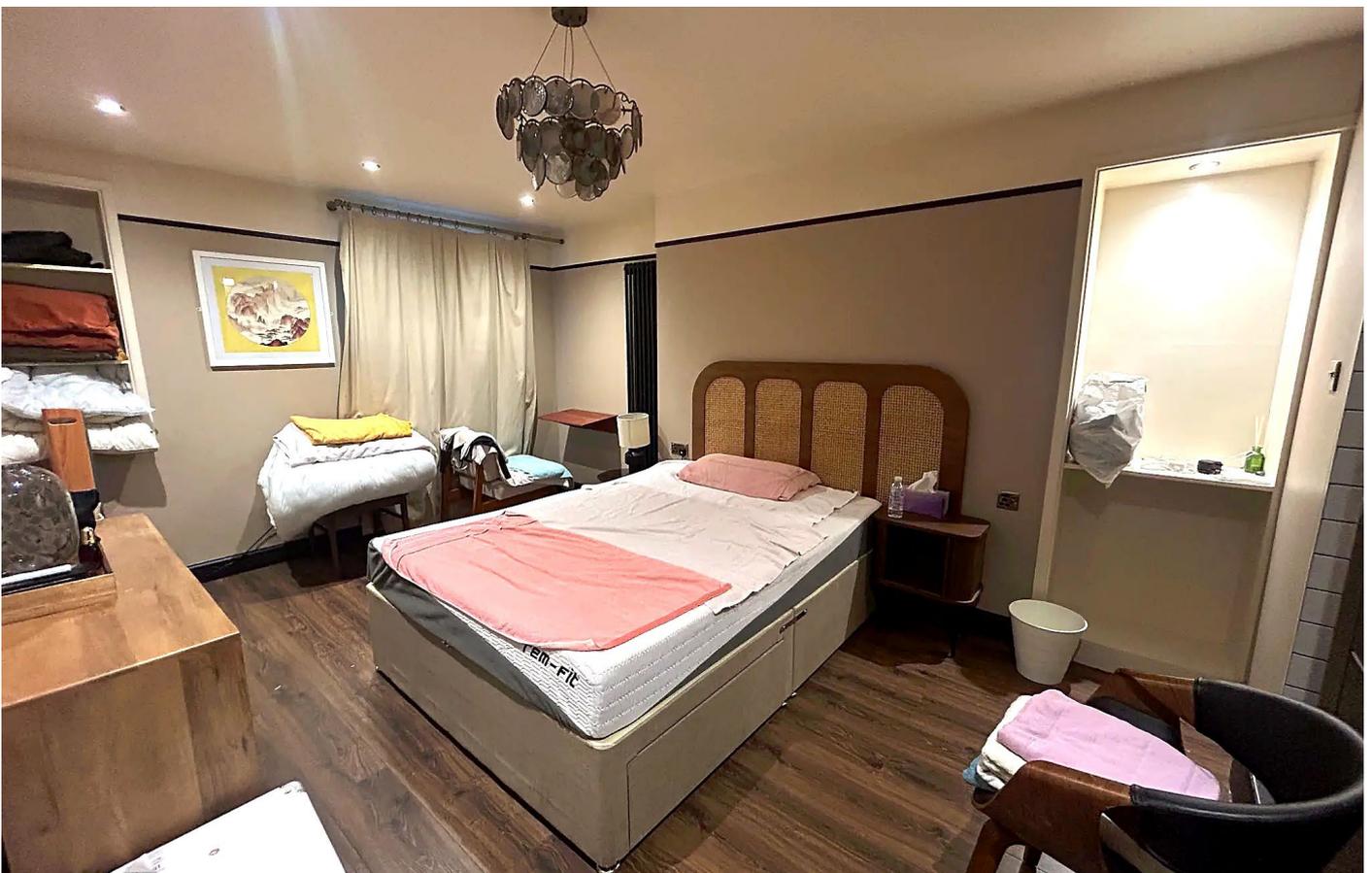
1. About Sterling Temple
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1. About Sterling Temple

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 7 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

7 Percy Street, London W1, is a mid-terrace mixed-use building positioned on the eastern side of Percy Street, close to Tottenham Court Road and Goodge Street. The property comprises an established hospitality use at lower ground and ground floor levels, featuring a fitted bar and lounge areas, with ancillary accommodation above including staff and residential-style spaces. The upper floors form part of a traditional period terrace, with brick elevations and sash windows typical of the Fitzrovia area.

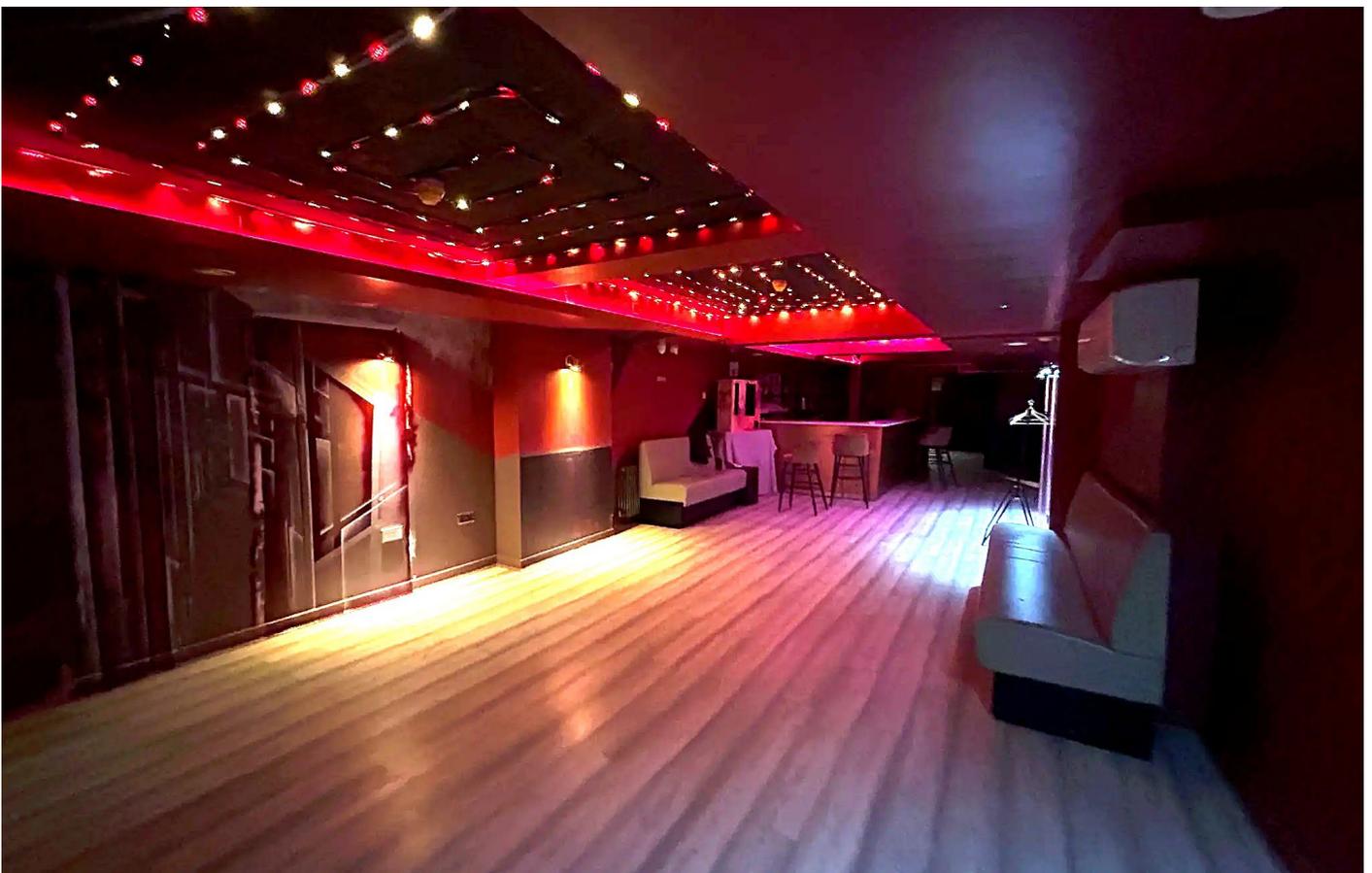
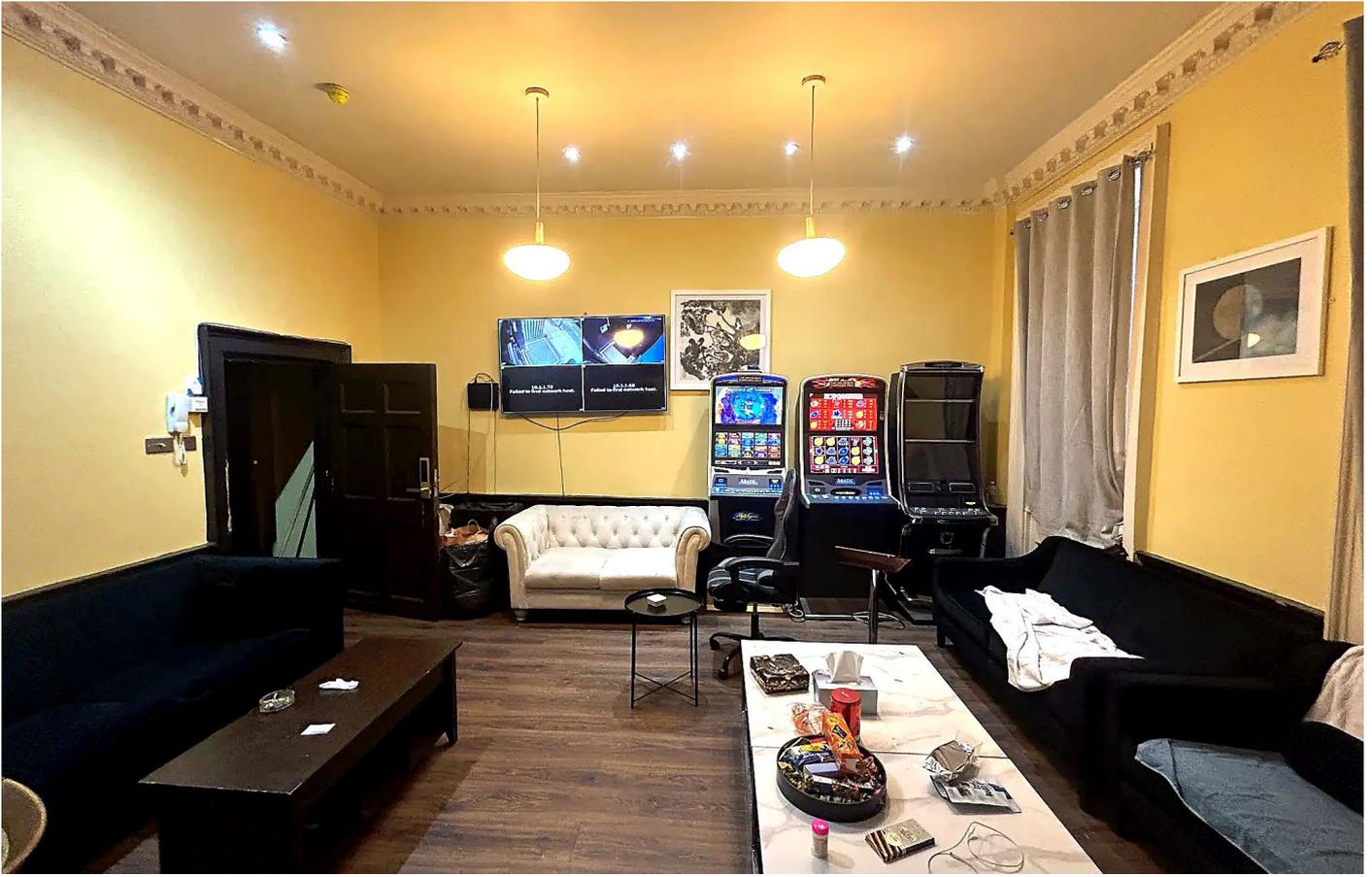
4. Site Conditions

On the day of the survey 7 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

Category / Floor	Metric Area (m2)	Imperial Area (sq ft)
Net Internal Area (NIA) - Offices		
Mezzanine	23.4	252
Ground Floor	108.1	1,164
Lower Ground	148.3	1,596
Total NIA	279.8	3,012
Gross Internal Area - Residential		
Third Floor (West)	32.8	353
Third Floor (East)	19	205
Third Floor (Kitchen)	5.9	64
Second Floor (East)	23.1	249
Second Floor (North)	18.1	195
Second Floor (West)	13	140
First Floor	61.6	663
Total Residential GIA	173.5	1,868
Other - Lower Ground Vaults		
Vault 1	8.9	96
Vault 2	8.3	89
Vault 3	7.3	79
Total Vaults	24.5	264
Gross Internal Area - Whole Building		
Third Floor	67.6	728
Second Floor	72.7	783
First Floor	71.3	767
Mezzanine	29.8	321
Ground Floor	138.5	1,491
Lower Ground Floor	239.8	2,581
Total Whole Building GIA	619.7	6,671

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Lower Ground Level



7 Percy Street

Fitzrovia
London
W1T

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

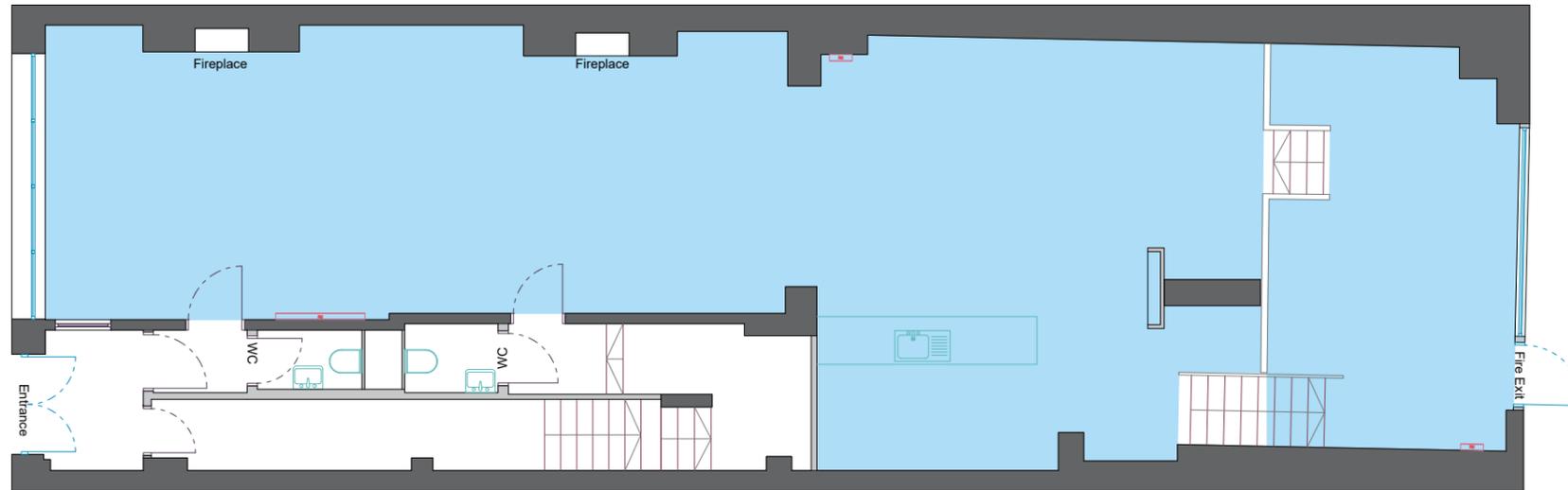
REFERENCES

 Net Internal Area

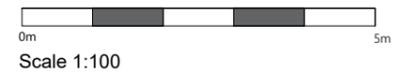
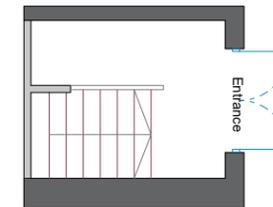
Drawing Name
Lower Ground Floor Plan

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Ground Level



7 Percy Street

Fitzrovia
London
W1T

REFERENCES

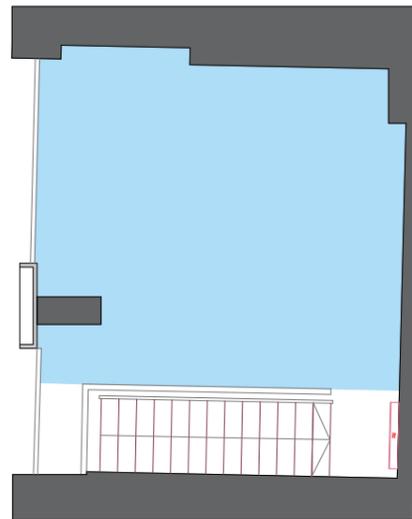
Net Internal Area

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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Mezzanine Level



Scale 1:100

7 Percy Street

Fitzrovia
London
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REFERENCES

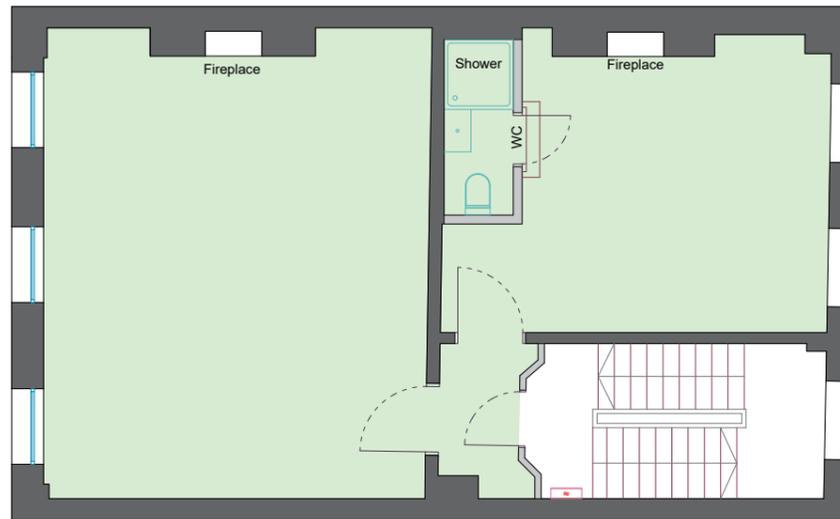
 Net Internal Area

Drawing Name
Mezzanine 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



7 Percy Street

Fitzrovia
London
W1T

REFERENCES

Residential Gross 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



7 Percy Street

Fitzrovia
London
W1T

Drawing Name
Second Level Floor Plan

REFERENCES

- Flat East Gross Internal Area
- Flat North Gross Internal Area
- Flat West Gross Internal Area

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

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Third Level



7 Percy Street

Fitzrovia
London
W1T

Drawing Name
Third Level Floor Plan

REFERENCES

- Kitchen Gross Internal Area
- Flat East Gross Internal Area
- Flat West Gross Internal Area

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 7 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.