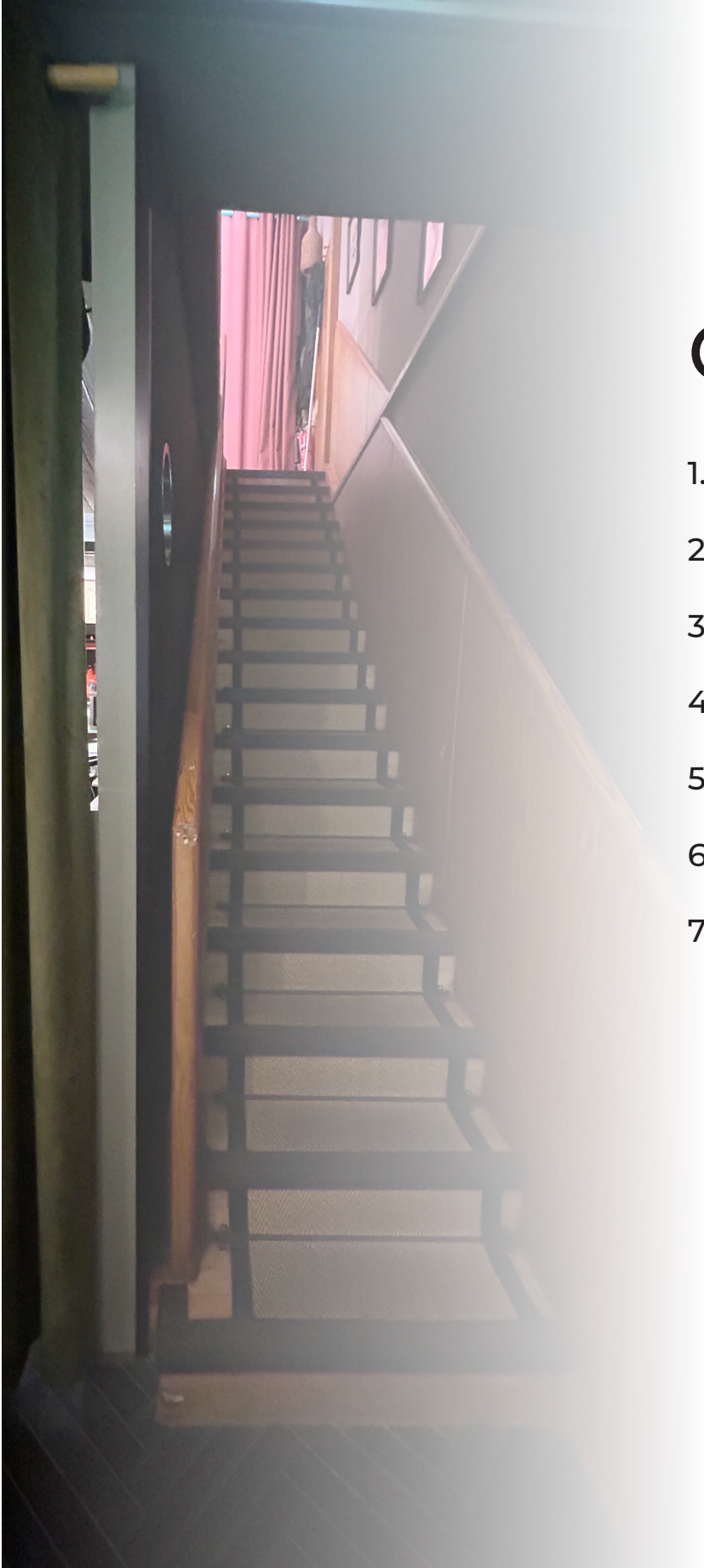


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Area Measurement Report

31 Windmill Street,
London, W1T 2JN
Reference 26.09.3748
10 October 2026





Contents

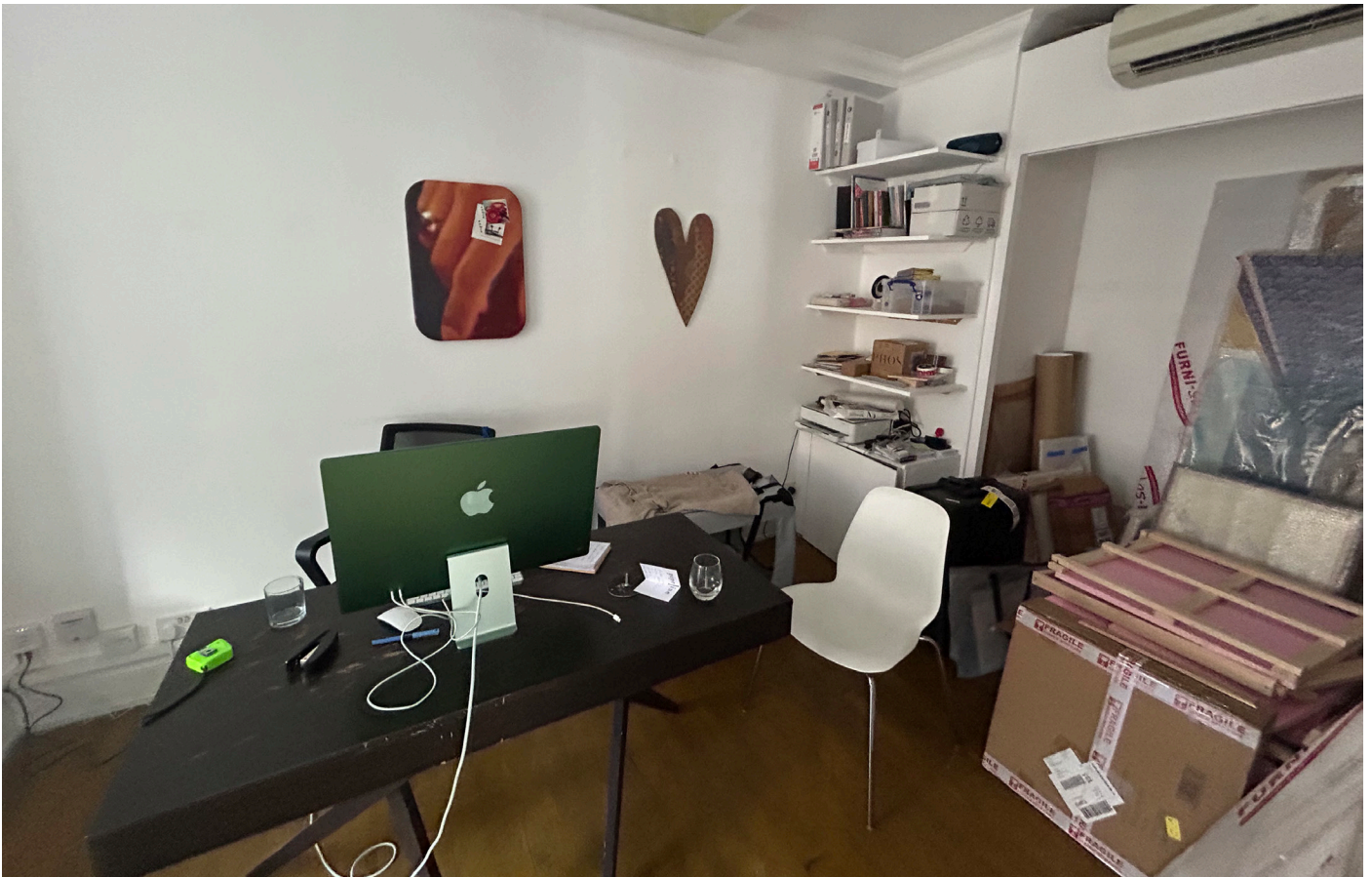
1. About Sterling Temple
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1. About Sterling Temple

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 31 Windmill 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

31 Windmill Street is a corner building at the junction of Windmill Street and Whitfield Street in Fitzrovia, London W1T. Arranged over lower ground, ground and four upper floors, it appears to date from the inter-war period. The elevations are finished in painted render, with dark metal-framed windows, rusticated quoins, stepped keystones, wreath panels, a moulded cornice and plain attic storey beneath a flat roof. The lower ground and ground floors are fitted out as a bar; the upper floors provide small office and gallery suites with timber floors and painted plaster walls. Condition is fair, with weathered external paintwork.

4. Site Conditions

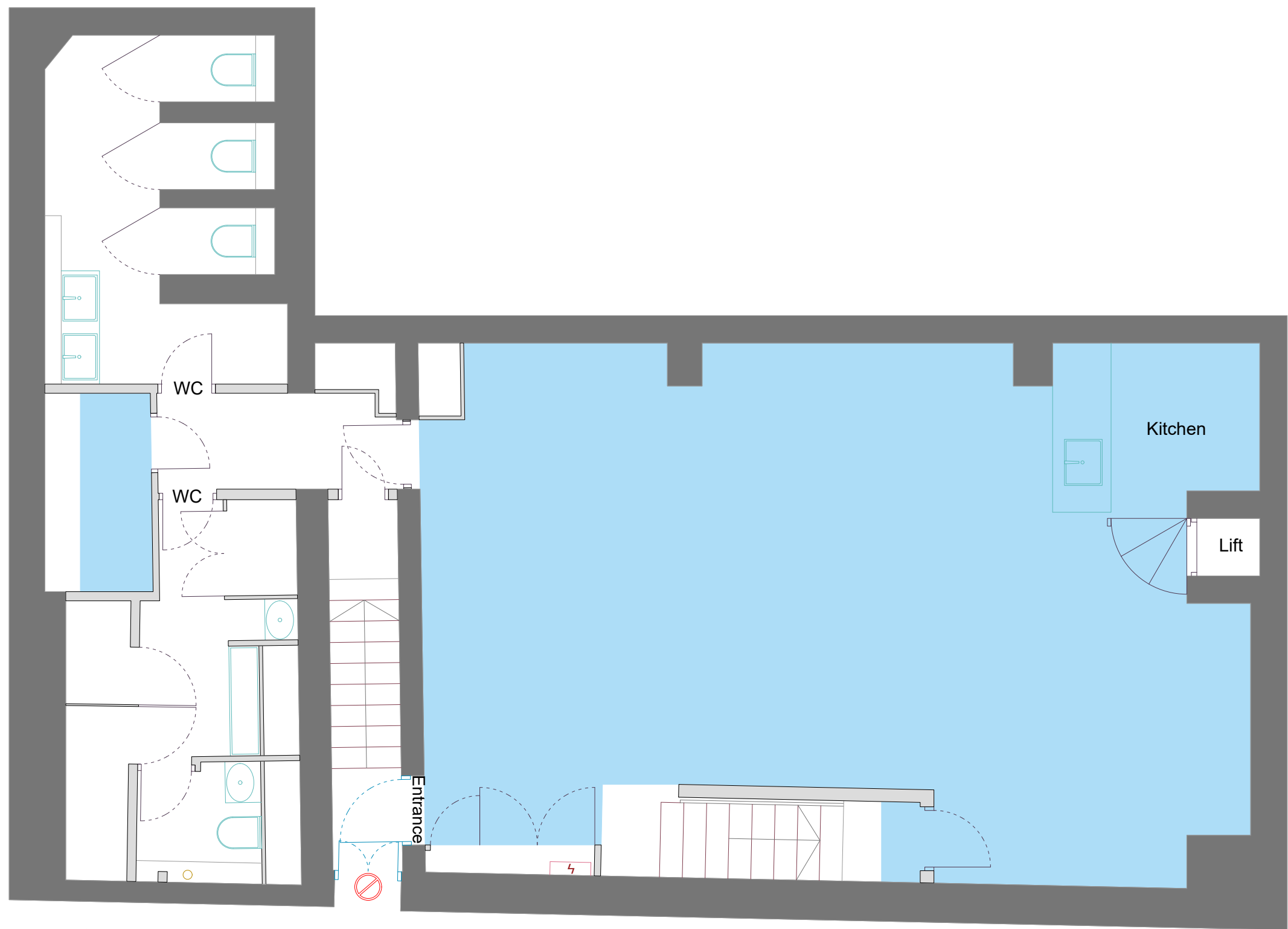
On the day of the survey, the property was occupied while providing a suitable environment for accurate measurements. The property was in good condition, with no obstacles or restrictions, allowing our team to efficiently capture detailed data and produce precise area calculations.

5. Schedule of Areas

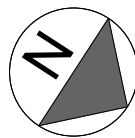
Level	NIA (m ²)	NIA (ft ²)	GIA (m ²)	GIA (ft ²)
Fourth Level	43.0	463	51.8	558
Third Level	36.3	391	49.4	532
Second Level	34.4	370	49.2	530
First Level	34.5	371	48.0	517
Ground Level	40.8	439	48.4	521
Lower Ground	49.5	533	80.4	865
Building total	238.5	2,567	327.2	3,522

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Lower Ground



31 Windmill Street

Fitzrovia
London
W1T 2JN

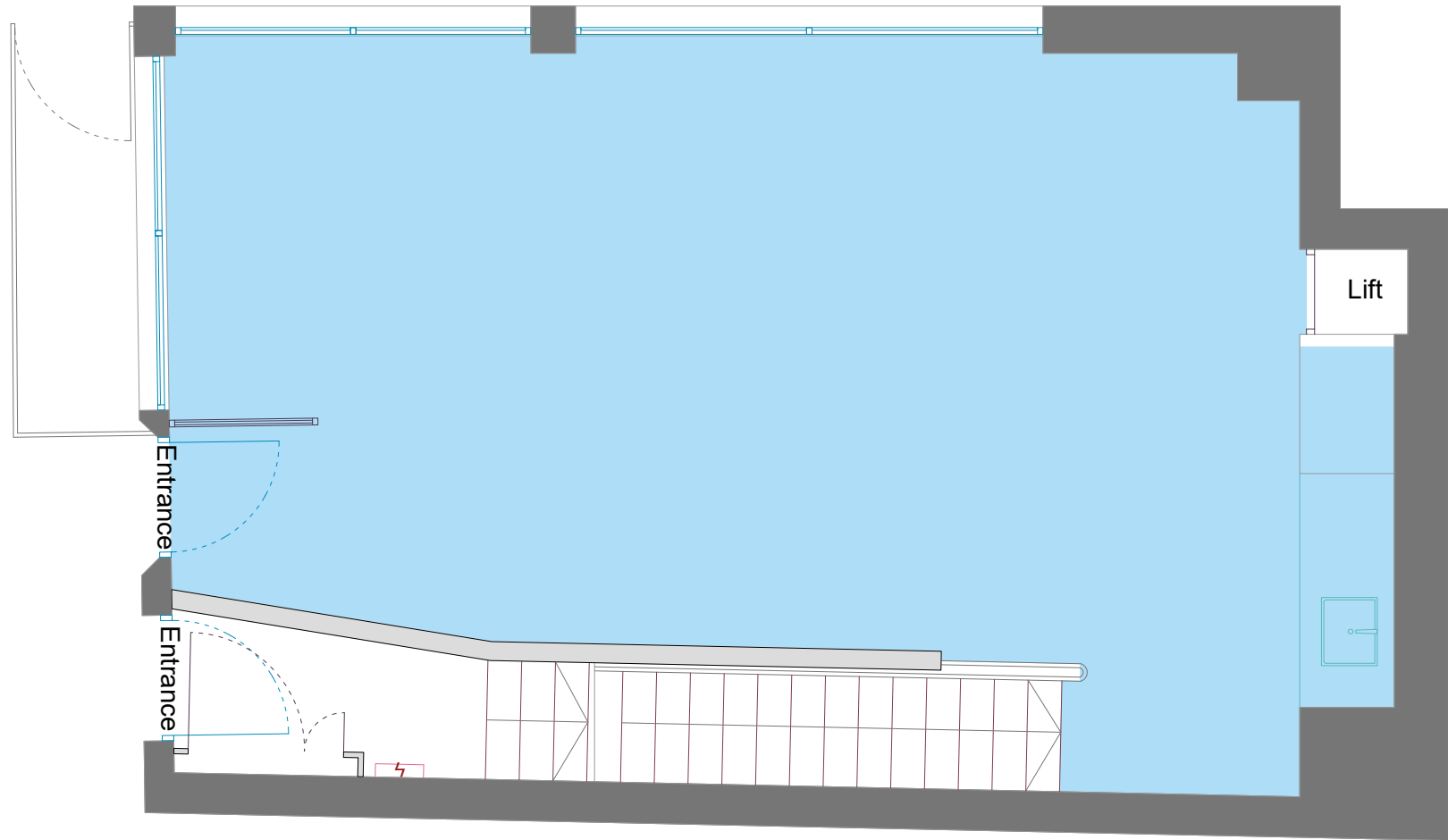
Date	Revision	Project Number	Description	Rev
09/10/2026	00	26.09.3748	Property Survey	0/0

Drawing Name
Lower Ground Floor Plan

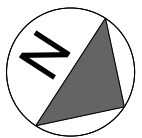
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Ground Level



31 Windmill Street

Fitzrovia
London
W1T 2JN

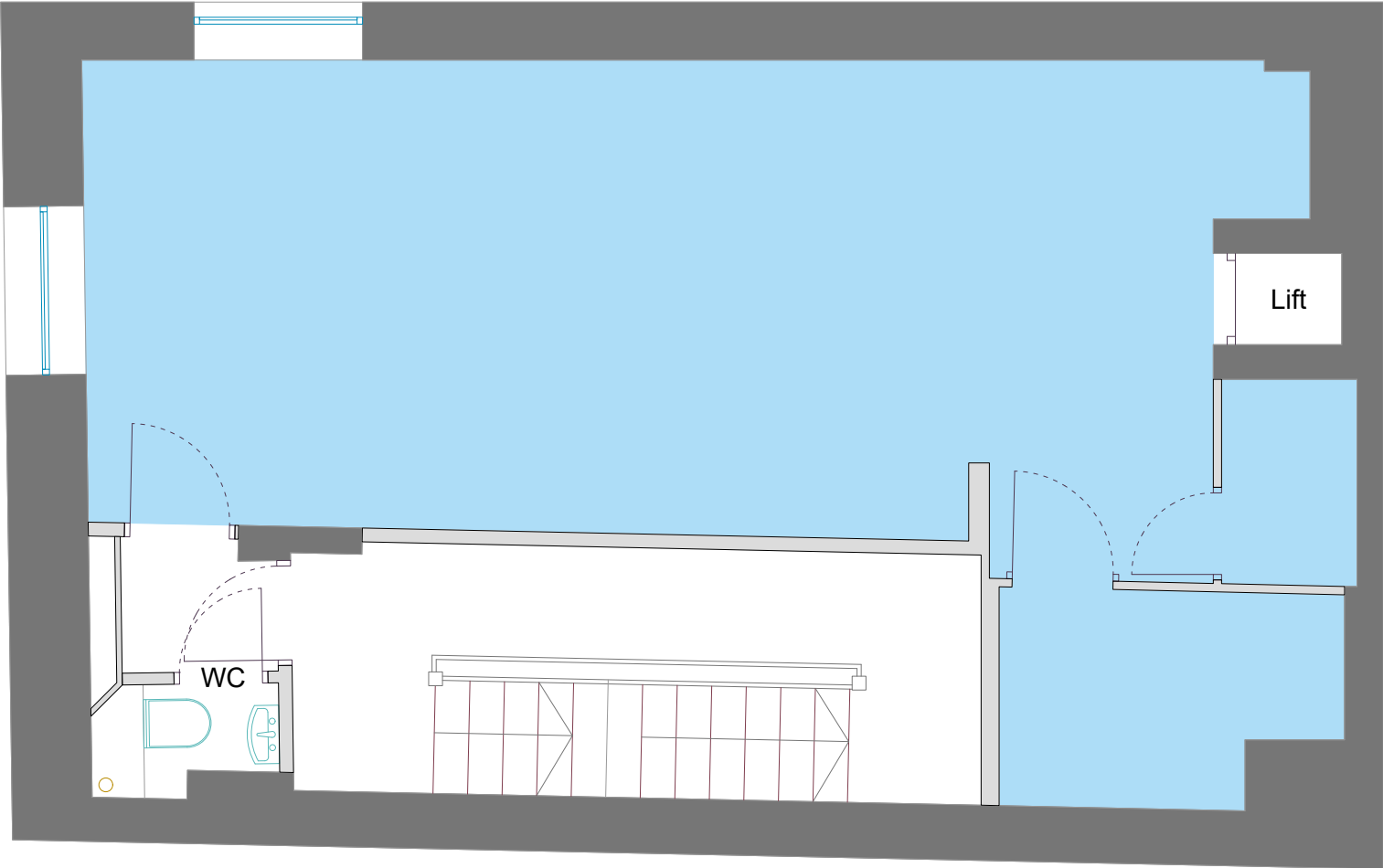
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09/10/2026	00	26.09.3748	Property Survey	0/0

Drawing Name
Ground Level Floor Plan

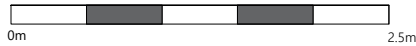
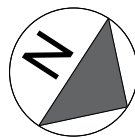
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First Level



Scale 1:50

31 Windmill Street

Fitzrovia
London
W1T 2JN

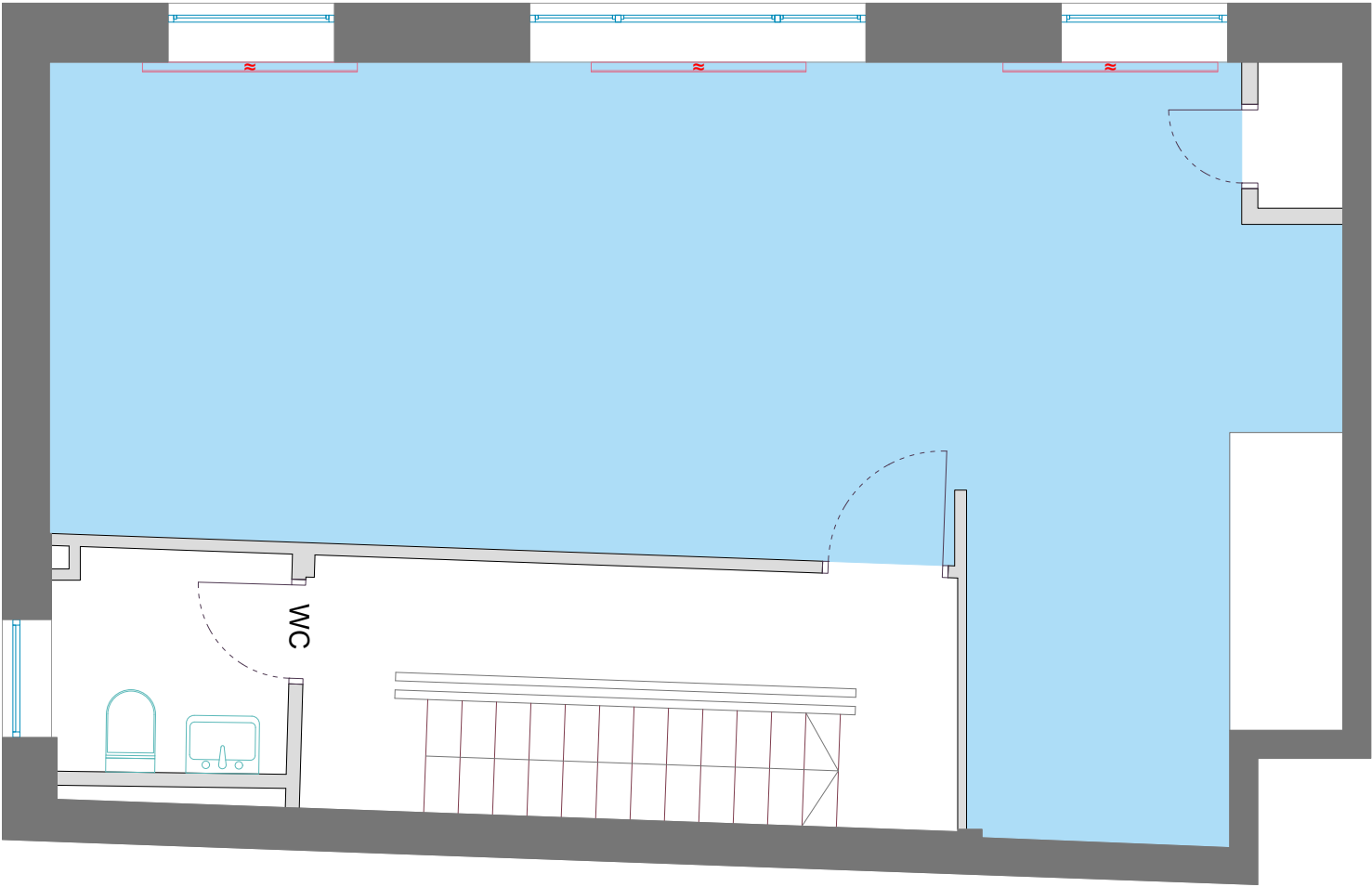
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Drawing Name
First Level Floor Plan

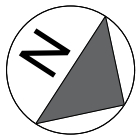
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Second Level



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London
W1T 2JN

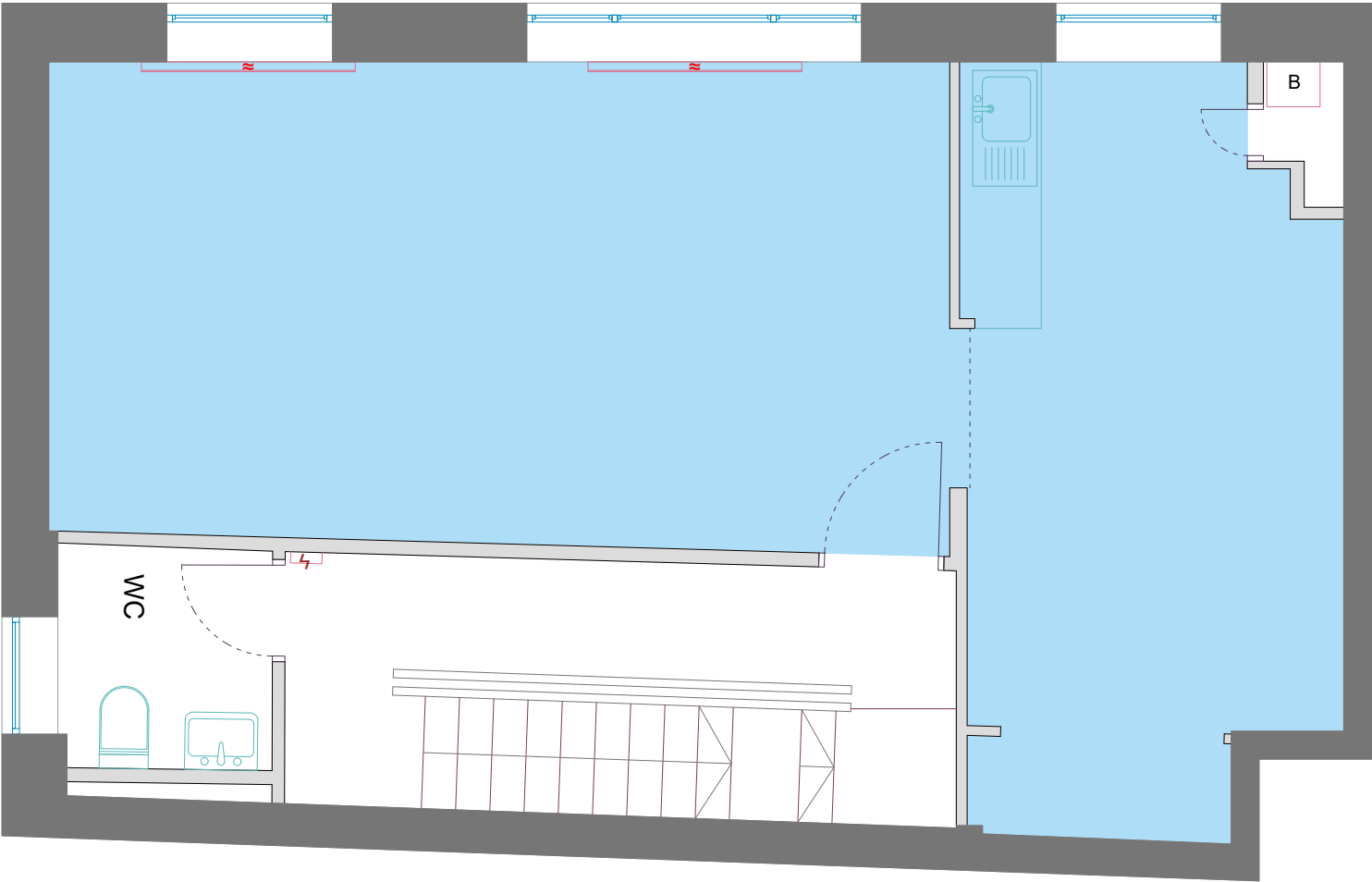
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Drawing Name
Second Level Floor Plan

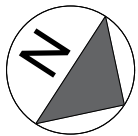
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Third Level



31 Windmill Street

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London
W1T 2JN

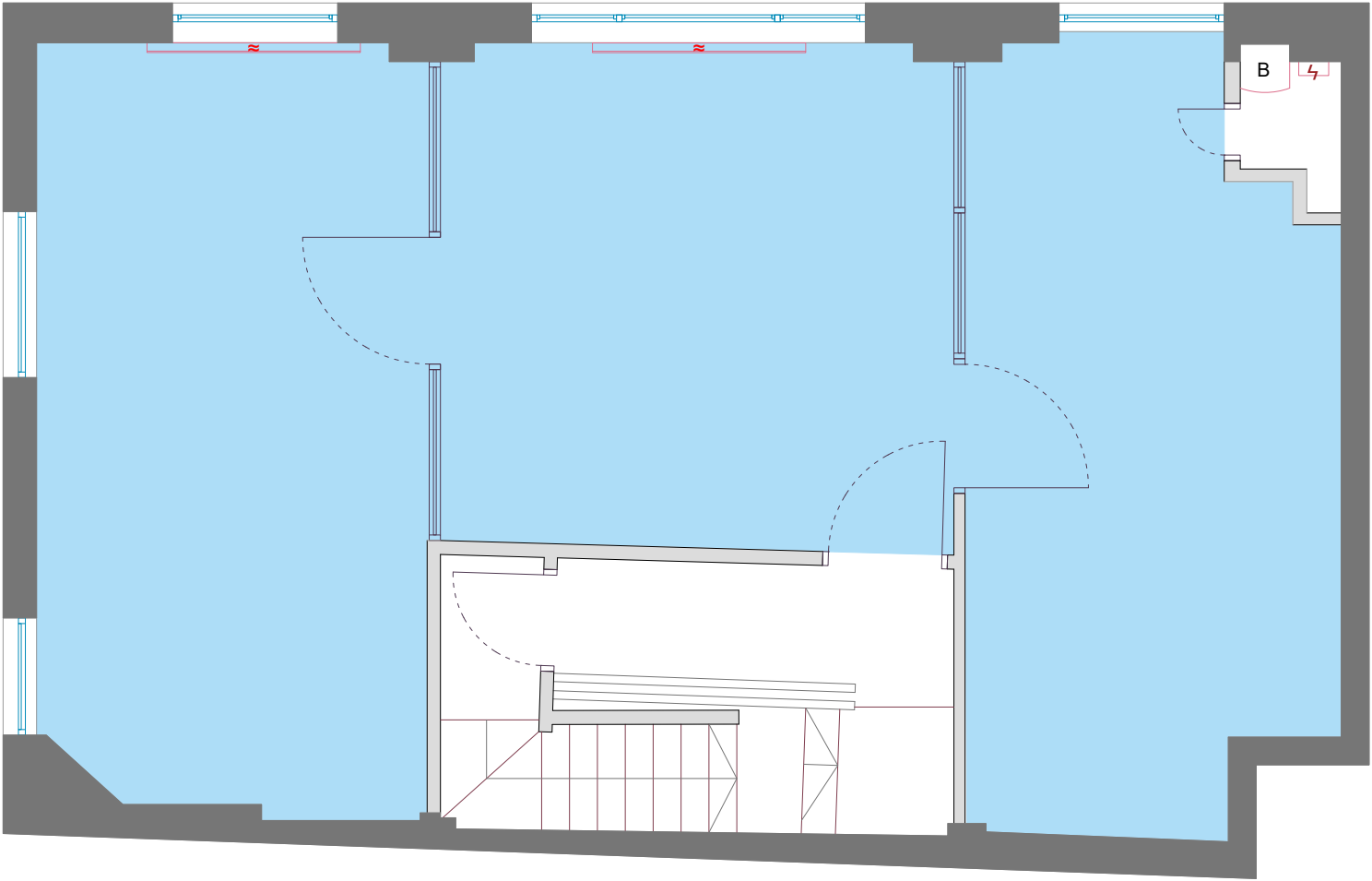
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09/10/2026	00	26.09.3748	Property Survey	0/0

Drawing Name
Third Level Floor Plan

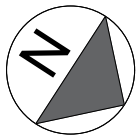
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Fourth Level



31 Windmill Street

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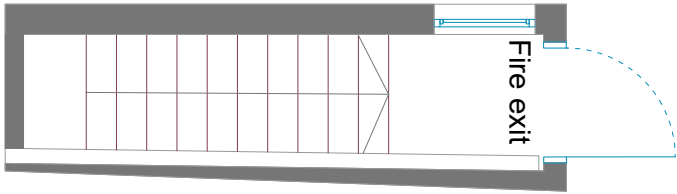
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09/10/2026	00	26.09.3748	Property Survey	0/0

Drawing Name
Fourth Level Floor Plan

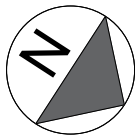
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Fifth Level



31 Windmill Street

Fitzrovia
London
W1T 2JN

Date	Revision	Project Number	Description	Rev
09/10/2026	00	26.09.3748	Property Survey	0/0

Drawing Name
Fifth Level Floor Plan

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7. Summary of Measured Surveying Report

This report provides a comprehensive overview of the area measurement survey conducted at 31 Windmill 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.

