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# Area Measurement Report

4-10 Balls Pond Road

London, N1 4AX

Reference 25.09.3417

18 September 2025





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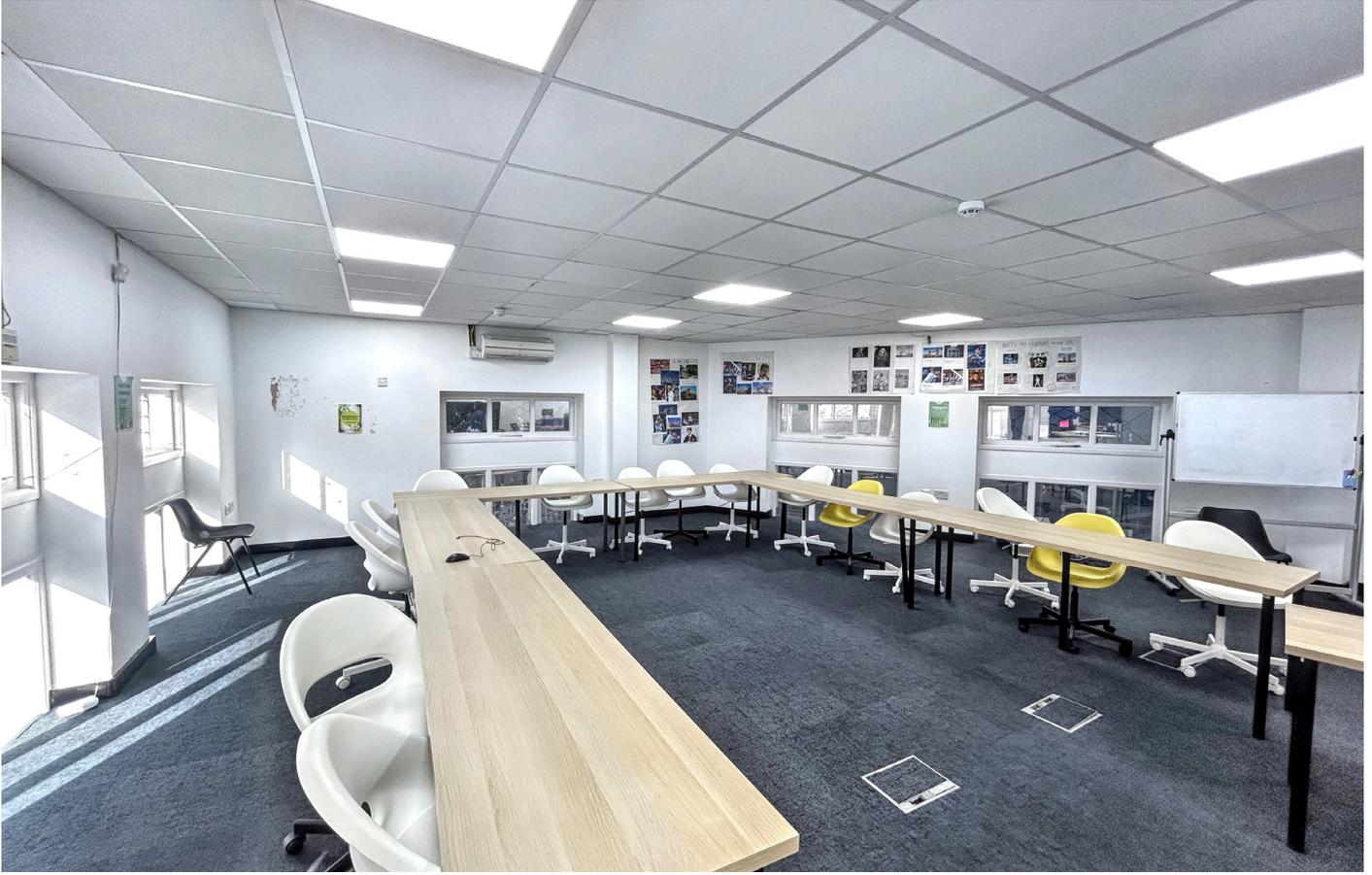
## 1. About Sterling Temple

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

Our objective was to deliver a precise and reliable area measurement survey of 4-10 Balls Pond Road, 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

This multi-storey London property at 4-10 Balls Pond Road combines a classic Victorian/Edwardian brick and stone exterior with a mansard roof, reflecting historical commercial use. Internally, it's been modernised into bright, functional office and training spaces. These feature suspended ceilings, neutral decor, durable blue-grey carpeting, and contemporary workstations. A dedicated kitchenette with clean, white cabinetry supports the practical, efficient design for a modern commercial operation.

## 4. Site Conditions

On the day of the survey 4-10 Balls Pond Road was occupied while providing an ideal environment for accurate measurements. The property was in a satisfactory condition, with no obstacles or restrictions, allowing our team to efficiently capture detailed data and deliver precise area calculations.

## 5. Schedule of Areas

<b>Net Internal Area</b>		
	SQM	SQFT
First Level	267.5	2,879
Ground Level	193.6	2,084
Total NIA	461.1	4,963
<b>Gross Internal Area</b>		
	SQM	SQFT
First Level	282.2	3,038
Ground Level	259.8	2,796
Total GIA	542.0	5,834

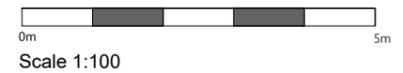
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Ground level



# Balls Pond Road

4-10 Balls Pond Rd  
London  
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## REFERENCES

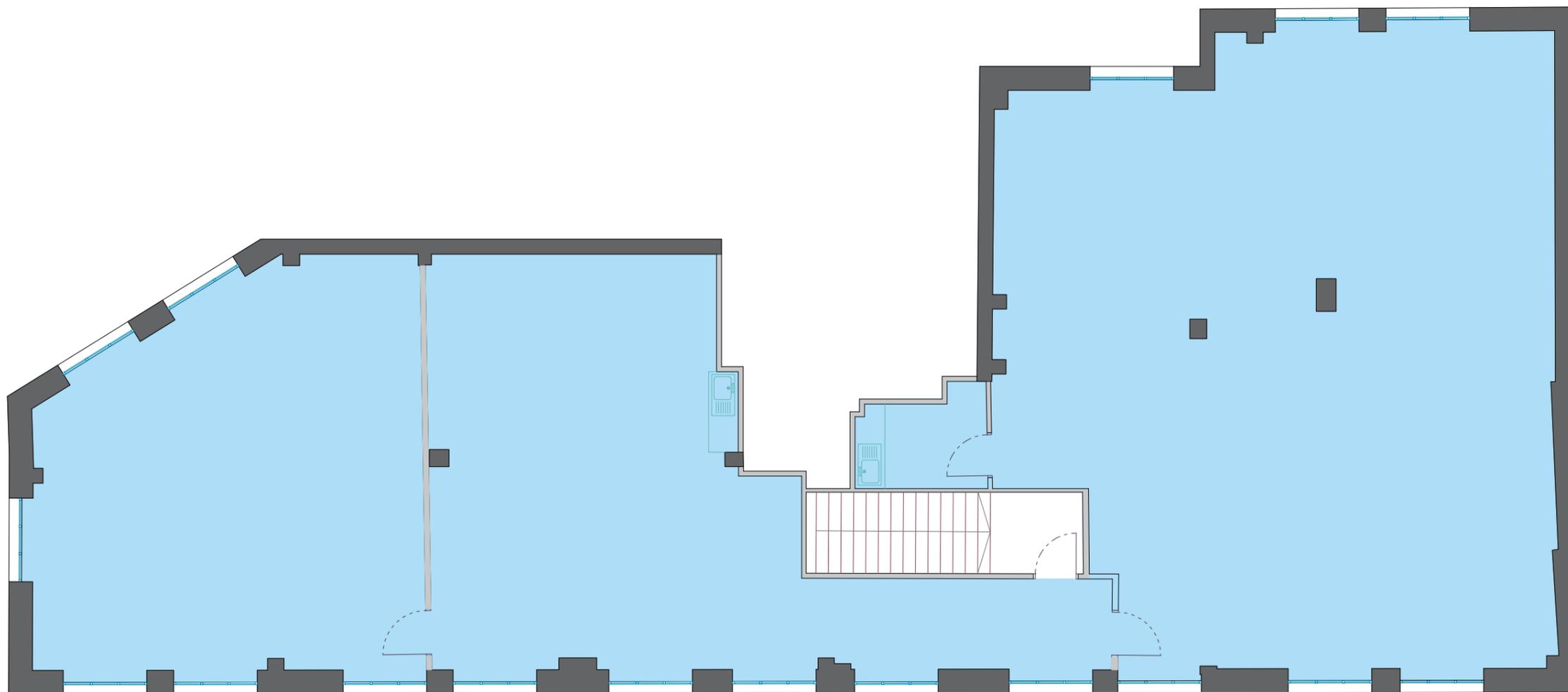
 Net Internal Area

Drawing Name  
Ground Level Floor Plan

Date	Revision	Project Number	Description	Rev
18/09/2025	00	25.09.3417	Property Survey	0/0

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First level



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## REFERENCES

 Net Internal Area

Drawing Name  
First Level Floor Plan

Date	Revision	Project Number	Description	Rev
18/09/2025	00	25.09.3417	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 4-10 Balls Pond Road 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.