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Area Measurement Report

22 Pembridge Road,

London W113HL

Reference 25.09.3412

24 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 22 Pembridge 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

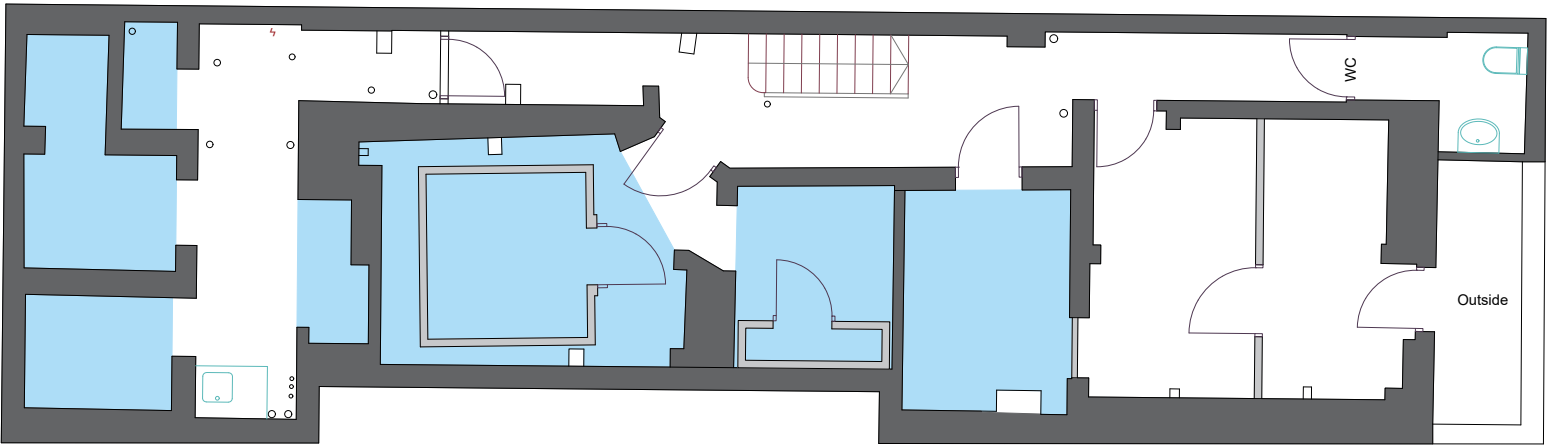
22 Pembridge Road, London, W11 3HL is a multi-story property with a traditional terraced commercial frontage. It accommodates commercial space over lower ground and ground floor levels with exposed brickwork and a modern fit-out, alongside utilitarian ancillary areas featuring exposed services. Separately, a dental practice occupies the first level with clinically updated spaces, maintaining period architectural details. The building effectively blends historical character with contemporary commercial and healthcare uses, reflecting adaptive refurbishment within a vibrant urban setting.

4. Site Conditions

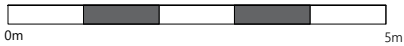
On the day of the survey 22 Pembridge Road was occupied while providing a satisfactory environment for accurate measurements. The property was in a satisfactory condition, with no obstacles or restrictions, allowing our team to efficiently capture detailed data and deliver precise area calculations.

5. Schedule of Areas

Net Internal Area		
	SQM	SQFT
First Level	39.6	426
Ground Level	62.9	677
Lower Ground	32.7	352
Total NIA	135.2	1,455
Gross Internal Area		
	SQM	SQFT
Third Level	29.8	321
Second Level	45.9	494
First Level	49.3	531
Ground Level	74.3	800
Lower Ground	88.4	952
Total GIA	287.7	3,097
Residential Unit		
	SQM	SQFT
Third Level	29.8	321
Second Level	40.0	431
Total GIA	69.8	752



Lower Ground



Scale 1:100

Pembridge Road

22 Pembridge Road
London
W11 3HL

Drawing Name
Lower Ground Floor Plan

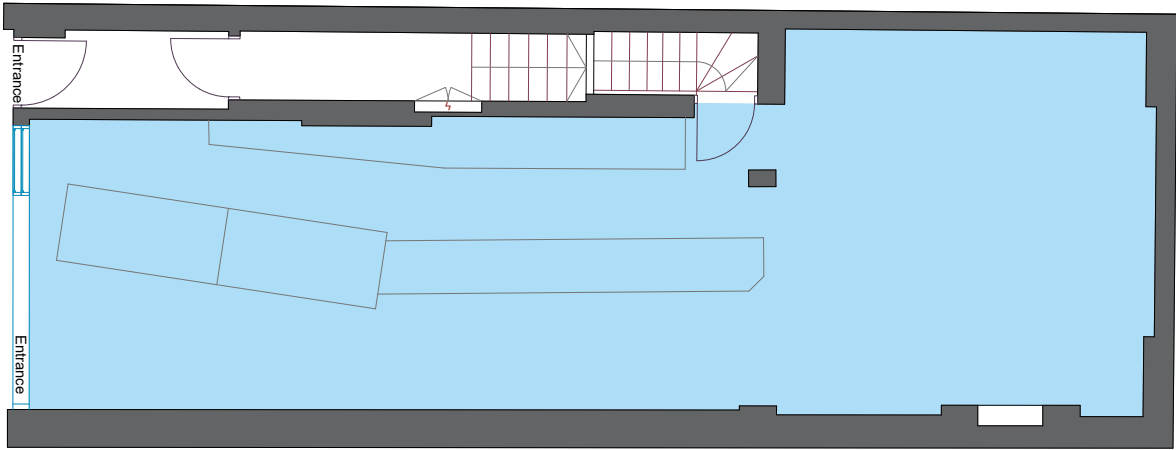
REFERENCES

 Net Internal Area

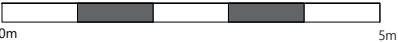
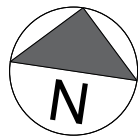
Date	Revision	Project Number	Description	Rev
24/09/2025	00	25.09.3412	Property Survey	0/0

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Ground level



Scale 1:100

Pembridge Road

22 Pembridge Road
London
W11 3HL

Drawing Name
Ground Level Floor Plan

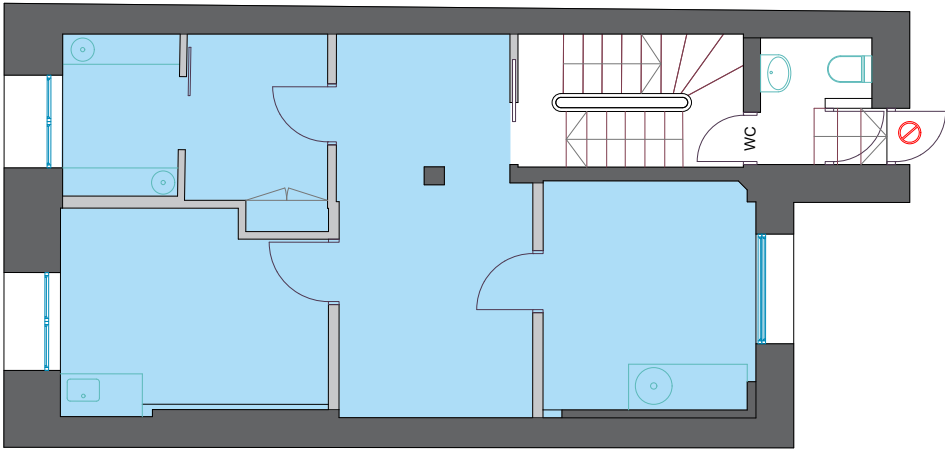
REFERENCES

 Net Internal Area

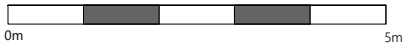
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First level



Scale 1:100

Pembridge Road

22 Pembridge Road
London
W11 3HL

Drawing Name
First Level Floor Plan

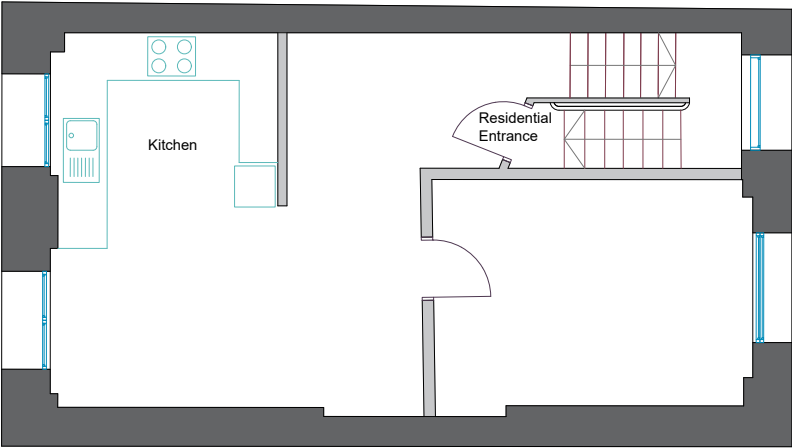
REFERENCES

 Net Internal Area

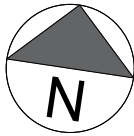
Date	Revision	Project Number	Description	Rev
24/09/2025	00	25.09.3412	Property Survey	0/0

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Second level



Pembridge Road

22 Pembridge Road
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W11 3HL

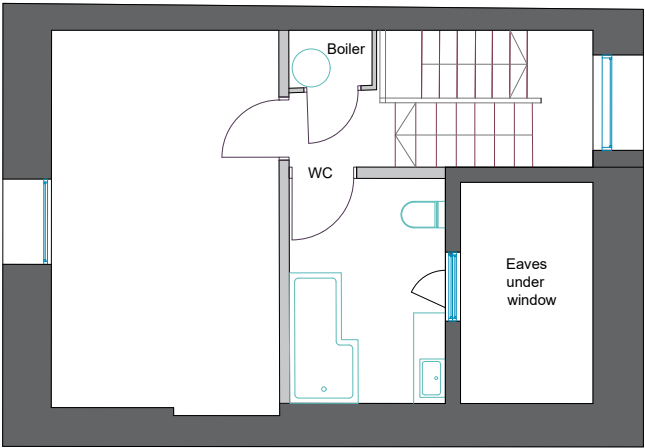
Drawing Name
Second Level Floor Plan

REFERENCES

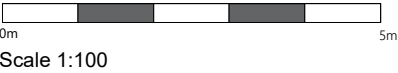
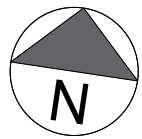
Date	Revision	Project Number	Description	Rev
24/09/2025	00	25.09.3412	Property Survey	0/0

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Third level



Pembridge Road

22 Pembridge Road
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W11 3HL

Date	Revision	Project Number	Description	Rev
24/09/2025	00	25.09.3412	Property Survey	0/0

Drawing Name
Third 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 22 Pembridge 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.

