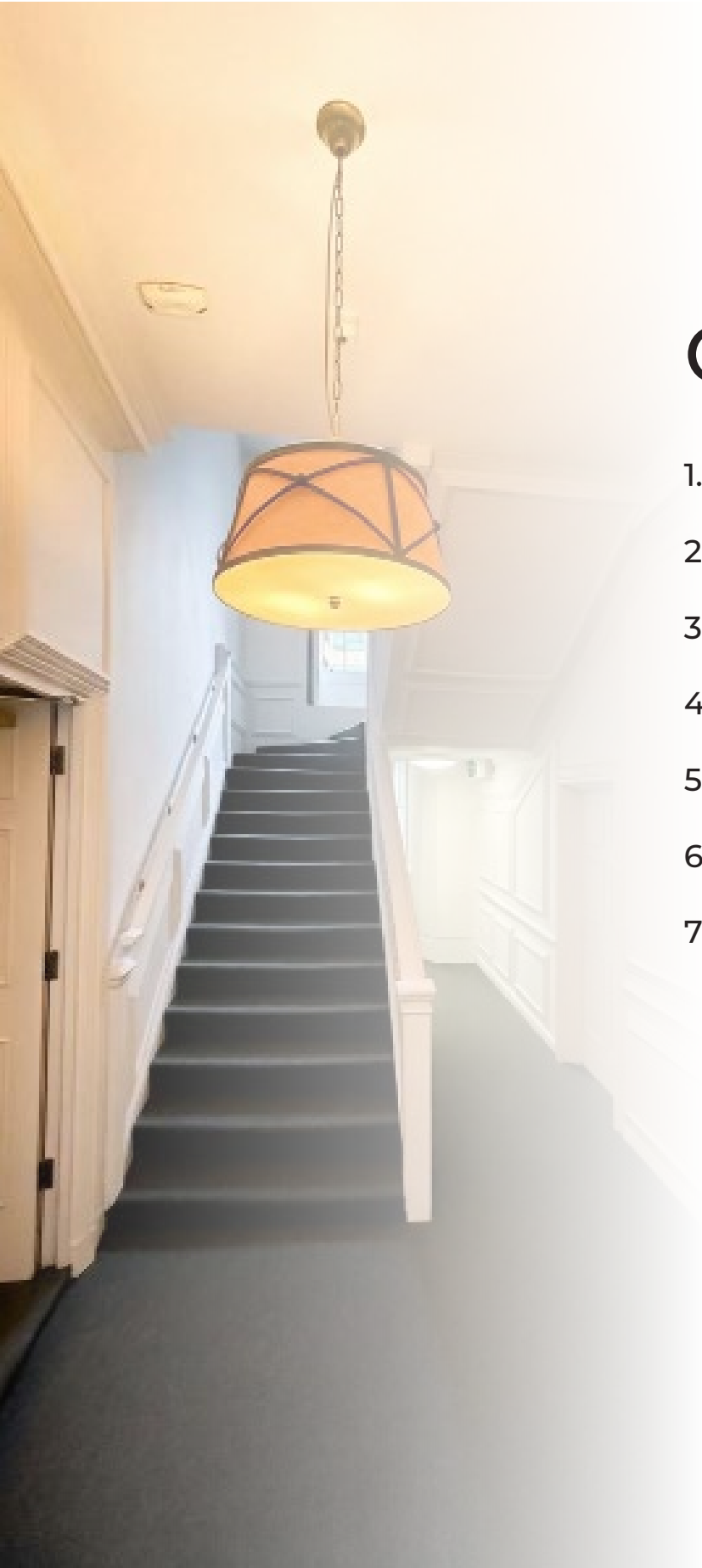


sterlingtemple

Area Measurement Report

42/43 Bedford Row,
London, WC1R 4LL
Reference 26.01.3525
13 February 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 42/43 Bedford Row, 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

42/43 Bedford Road is a mid-terrace masonry building featuring a red brick facade and multi-pane timber sash windows. The structure incorporates a mansard roof with dormer windows and a basement level secured by wrought iron railings. Internally, the property contains rooms with plastered walls, decorative cornicing, and extensive timber wainscoting. Floor finishes consist of grey carpeting and kitchen flooring. Fixed installations include cast iron fireplaces, built-in shelving, and a modern kitchen with gloss cabinetry. Lighting is provided by chandeliers, recessed spotlights, and integrated skylights.

4. Site Conditions

On the day of the survey 42/43 Bedford Row was vacant while providing 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

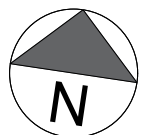
Net Internal Area and Gross Internal Area				
Floor	NIA (m ²)	NIA (ft ²)	GIA (m ²)	GIA (ft ²)
Fourth Level		—	29.6	319
Third Level	100.9	1,086	135.3	1,456
Second Level	112.3	1,209	150.8	1,623
First Level	108.8	1,171	155.1	1,669
Ground Level	175.0	1,884	295.0	3,175
Lower Ground	147.9	1,592	244.9	2,636
Total	644.9	6,942	1,010.7	10,879

sterlingtemple





Lower Ground



Bedford Row

42-43 Bedford Row
London
WC1R 4LL

Drawing Name
Lower Ground Floor Plan

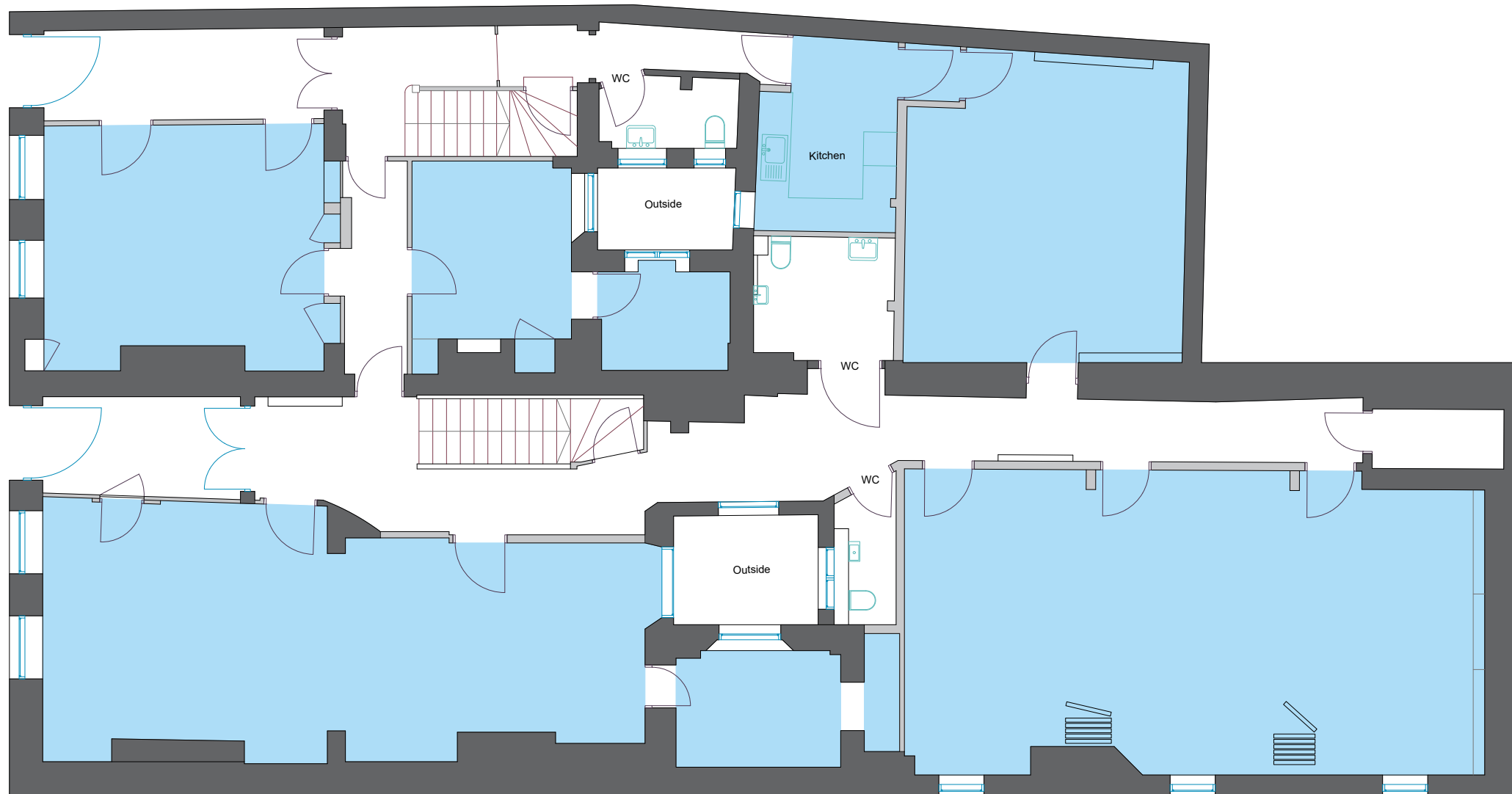
REFERENCES

 Net Internal Area

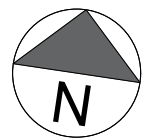
Date	Revision	Project Number	Description	Rev
08/02/2026	00	26.01.3525	Property Survey	0/0

sterlingtemple

0203 4639225
www.sterlingtemple.com



Ground Level



Bedford Row

42-43 Bedford Row
London
WC1R 4LL

Drawing Name
Ground Level Floor Plan

REFERENCES
Net Internal Area

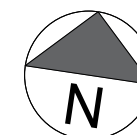
Date	Revision	Project Number	Description	Rev
08/02/2026	00	26.01.3525	Property Survey	0/0

sterlingtemple

0203 4639225
www.sterlingtemple.com



First Level



0m 5m
Scale 1:100

Bedford Row

42-43 Bedford Row
London
WC1R 4LL

Drawing Name
First Level Floor Plan

REFERENCES

 Net Internal Area

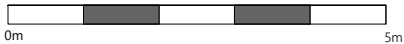
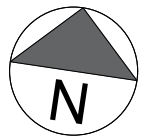
Date	Revision	Project Number	Description	Rev
08/02/2026	00	26.01.3525	Property Survey	0/0

sterlingtemple

0203 4639225
www.sterlingtemple.com



Second Level



Scale 1:100

Bedford Row

42-43 Bedford Row
London
WC1R 4LL

Drawing Name
Second Level Floor Plan

REFERENCES

 Net Internal Area

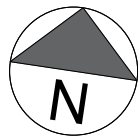
Date	Revision	Project Number	Description	Rev
08/02/2026	00	26.01.3525	Property Survey	0/0

sterlingtemple

0203 4639225
www.sterlingtemple.com



Third Level



Bedford Row

42-43 Bedford Row
London
WC1R 4LL

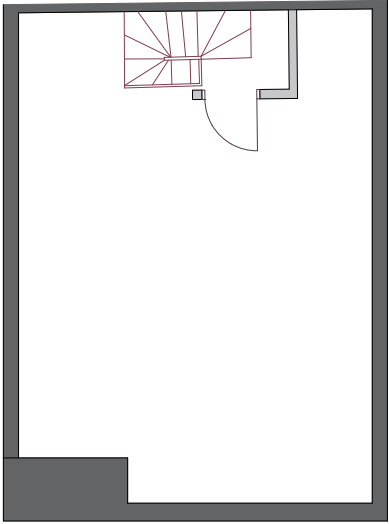
Drawing Name
Third Level Floor Plan

REFERENCES	
	Net Internal Area

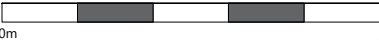
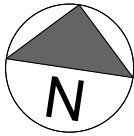
Date	Revision	Project Number	Description	Rev
08/02/2026	00	26.01.3525	Property Survey	0/0

sterlingtemple

0203 4639225
www.sterlingtemple.com



Fourth Level



Scale 1:100

Bedford Row

42-43 Bedford Row
London
WC1R 4LL

Drawing Name
Fourth Level Floor Plan

REFERENCES

 Net Internal Area

Date	Revision	Project Number	Description	Rev
08/02/2026	00	26.01.3525	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 42/43 Bedford Row. 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.

