

GEA Calculations (Gross External Area) - Measurements were taken to the perimeter of the external walls. The boundary line which has been used to calculate this area has been taken to the halfway point of the adjacent property's party wall.

GIA Calculations (Gross Internal Area) - Measurements were taken to the perimeter of the internal walls. Any internal columns, projections and structural walls have been included as well as circulation such as stairwell and corridors.

NIA Calculations (Net Internal Area) - Measurements were taken to the perimeter of the internal walls. As mentioned in Section 4, columns, structural walls and internal projections have been excluded. The service facility provided (toilet) has been included due to its exclusive use only by the tenant/ staff making it a non-public facility. At ground floor level the dentist's entrance lobby has not been considered as it is treated as permanent circulation and also as a means of escape in the event of a fire.

6 QUEENSWAY

Currently trading as a Souvenirs and Gift Shop this property consists of a single floor at ground level and mezzanine floor at the rear of the building which has been considered in all the following area calculations.



GEA Calculations (Gross External Area) - Measurements were taken to the perimeter of the external walls. The boundary line which has been used to calculate this area has been taken to the halfway point of the adjacent property's party wall.

GIA Calculations (Gross Internal Area) - Measurements were taken to the perimeter of the internal walls. Any internal columns, projections and structural walls have been included in the final calculations. Circulation such as stairwell and corridors have also been included.

NIA Calculations (Net Internal Area) - Measurements were taken to the perimeter of the internal walls. As mentioned in Section 4, columns, structural walls and internal projections have been excluded. The service facility provided (toilet) has been included due to its exclusive use only by the tenant/ staff.

125 QUEENSWAY

Currently trading as a Money Exchange Shop this property consists of a single floor at ground level.



GEA Calculation (Gross External Area) - Measurements were taken to the perimeter of the external walls. This property consists of only one floor at ground level. The boundary line which has been used to calculate this area has been taken to the halfway point of the adjacent property's party wall.

GIA Calculations (Gross Internal Area) - Measurements were taken to the perimeter of the internal walls. Any internal columns, projections and structural walls have been included in the final calculations.

NIA Calculations (Net Internal Area) - Measurements were taken to the perimeter of the internal walls. As mentioned in Section 4, columns, structural walls and internal projections have been excluded. The service facility provided (toilet) has been included due to its exclusive use only by the tenant/ staff making it a non-public facility.

123 BAYSWATER ROAD

The Black Lion Pub consists of 4 floor levels including a basement. Floors 1-2 are used for residential purposes rented by different tenants.



GEA Calculation (Gross External Area) – Measurements were taken to the perimeter of the external walls including external projections. At basement level this area has not been calculated.

GIA Calculations (Gross Internal Area) – Measurements were taken to the perimeter of the internal walls. Any internal columns, projections and structural walls have been included in the final calculations as well as areas occupied by permanent circulation, stairwell and fire escape routes.

NIA Calculations (Net Internal Area) – Measurements were taken to the perimeter of the internal walls. As mentioned in Section 4, columns, structural walls and internal projections have been excluded. There were two different types of service facilities in this property. Toilets treated as customer facilities have been excluded in the calculations. Staff toilets have been included due to their exclusive use.

121-120 BAYSWATER ROAD

The Royal Bayswater Hostel is located at 121-120 Bayswater. It consists of five levels including a basement floor level. The ground floor level is adjacent to Bayswater Café which is used by the hostel's clientele. However,

these two have been treated as separate for more accurate area calculations.

GEA Calculation (Gross External Area) – Measurements were taken to the perimeter of the external walls. At basement level this area has not been calculated. The floor areas vary throughout the floors due to the incorporation of new rooms and removal of others. E.g. at first and second floor level there are extra rooms at the rear of the building. The boundary line which has been used to calculate this area has been taken to the halfway point of the adjacent property's party wall.

GIA Calculations (Gross Internal Area) – Measurements were taken to the perimeter of the internal walls. Any internal columns, projections and structural walls have been included in the final calculations as well as areas occupied by permanent circulation, stairwell and fire escape routes.

119 BAYSWATER ROAD

Currently occupied by a site which is under development and a Money Exchange Unit. This property consists of basement and ground floor levels. These two units have been treated as separate for a more accurate measurement of the areas.

GIA Calculations (Gross Internal Area) – Measurements were taken to the perimeter of the internal walls. Any internal columns, projections and structural walls have been included in the final calculations as well as areas occupied by permanent circulation, stairwell and fire escape routes.

NIA Calculations (Net Internal Area) – Measurements were taken to the perimeter of the internal walls. As mentioned in Section 4, columns, structural walls and internal projections have been excluded.

7 FOSBURY MEWS

This 3 bedrooms freehold terraced house is located at the rear of the site.

GEA Calculation (Gross External Area) – Measurements were taken to the perimeter of the external walls including external projections.

GIA Calculations (Gross Internal Area) – Measurements were taken to the perimeter of the internal walls. Internal columns, projections and structural walls have been included in the final calculations as well as areas occupied by permanent circulation and stairwell.

NIA Calculations (Net Internal Area) – Measurements were taken to the perimeter of the internal walls. As mentioned in Section 4, columns, structural walls and internal projections have been excluded. Being a residential property services such as toilets and kitchen have also been included in the final area calculations.

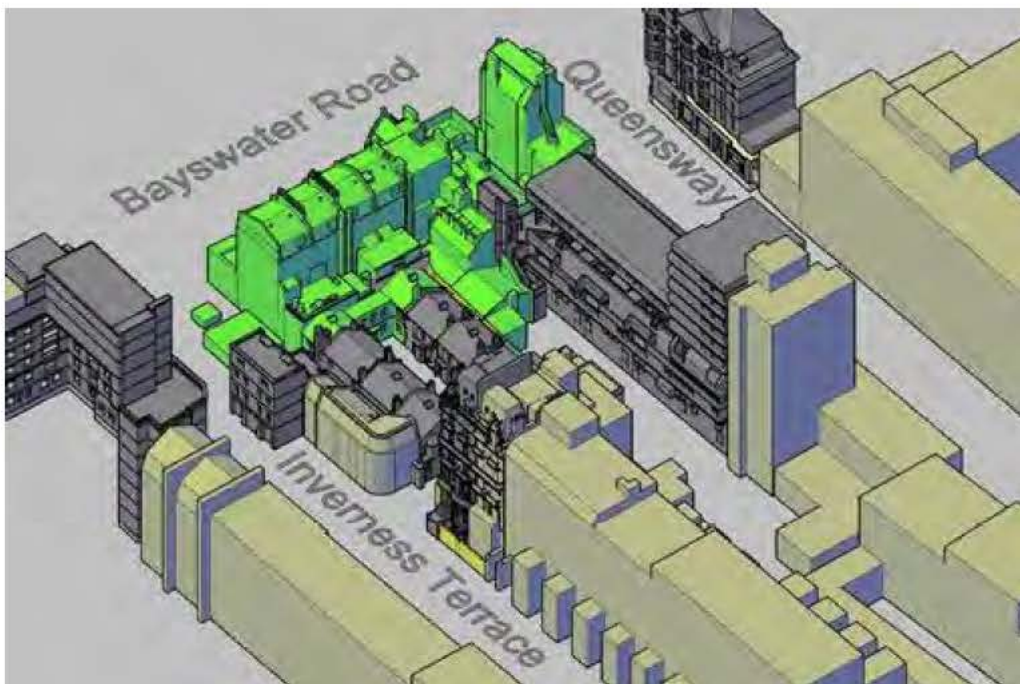
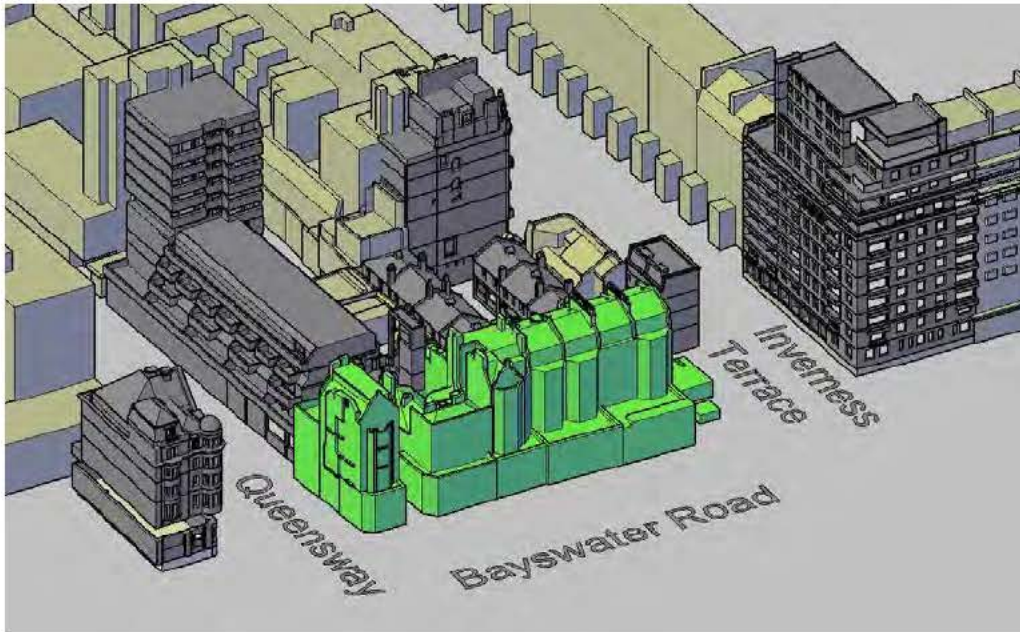


05 AREA REFERENCE PLANS

Scheme: Queensway and Bayswater Road

Address: 2-6 Queensway, 119-125 Bayswater Road

► AREA REFERENCE PLANS



Basement Floor

Gross Internal Area Plan

 GIA – General Areas

Total Gross Internal Area = 80.07 m²



Basement Floor

Net Internal Area Plan

 NIA – General Areas

Total Net Internal Area = 71.28 m²



Ground Floor

Gross External Area Plan

 GEA – General Areas

Total Gross External Area = 13.52 m²



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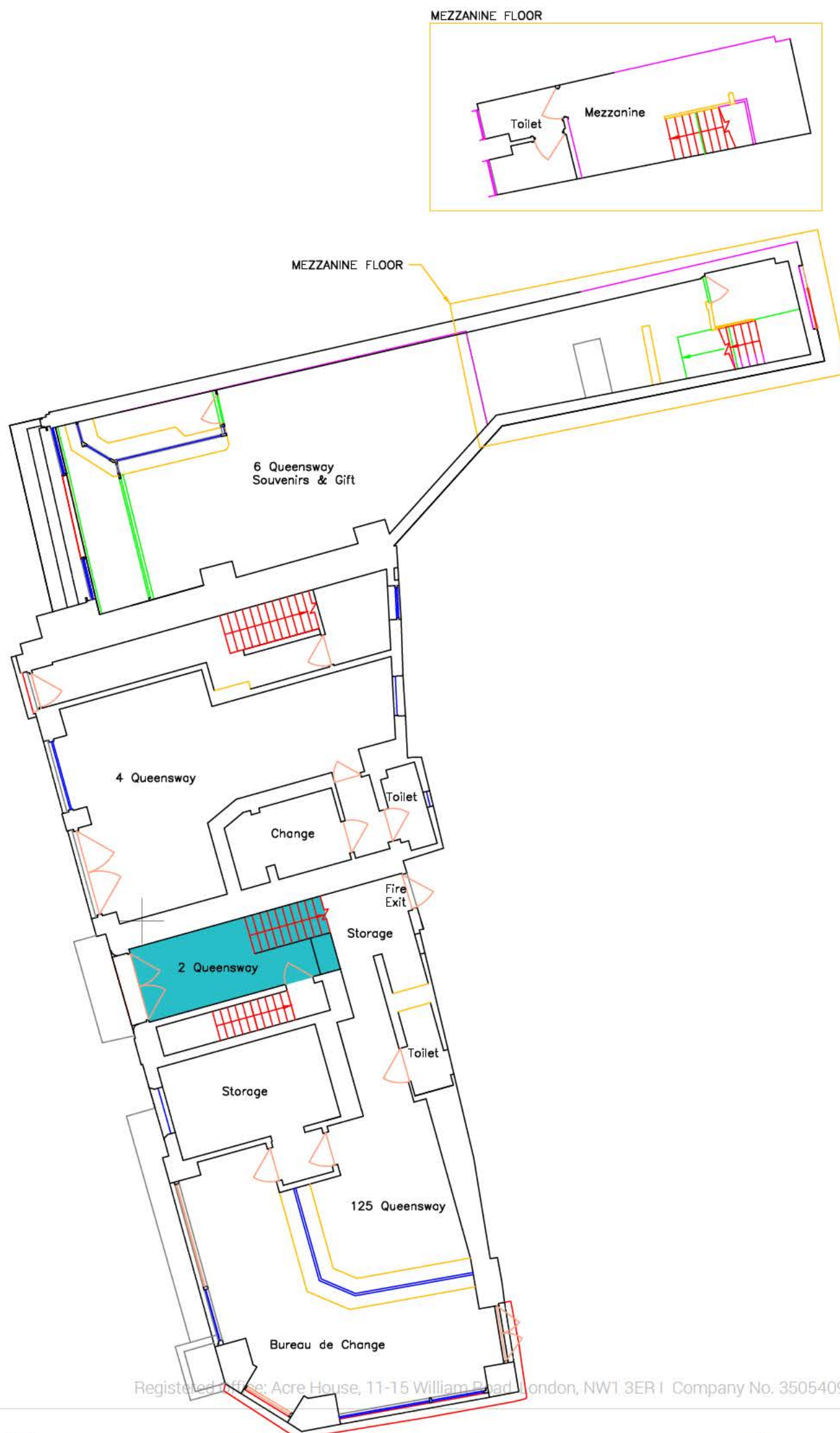
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Ground Floor

Gross Internal Area Plan

 GIA – General Areas

Total Gross Internal Area = 7.64 m²



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First Floor

Gross External Area Plan

 GEA – General Areas

Total Gross External Area = 69.37 m²



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First Floor

Gross Internal Area Plan

 GIA – General Areas

Total Gross Internal Area = 53.13 m²



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First Floor

Net Internal Area Plan

 NIA – General Areas

Total Net Internal Area = 45.11 m²



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Second Floor

Gross External Area Plan

 GEA – General Areas

Total Gross External Area = 70.62 m²



Second Floor

Gross Internal Area Plan

 GIA – General Areas

Total Gross Internal Area = 58.10 m²



Second Floor

Net Internal Area Plan

 NIA – General Areas

Total Net Internal Area = 48.62 m²



Third Floor

Gross External Area Plan

 GEA – General Areas

Total Gross External Area = 72.97 m²

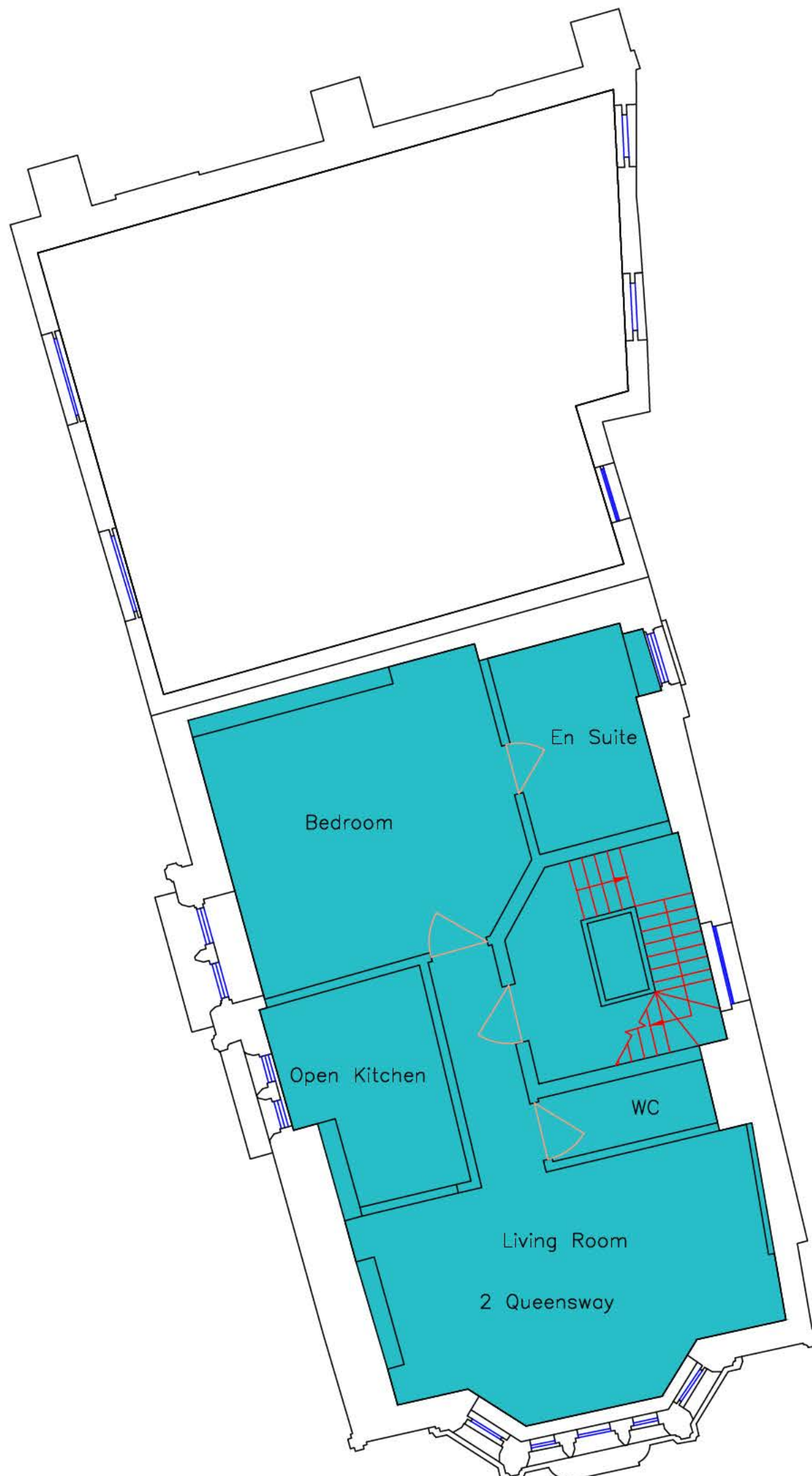


Third Floor

Gross Internal Area Plan

 GIA – General Areas

Total Gross Internal Area = 56.64 m²



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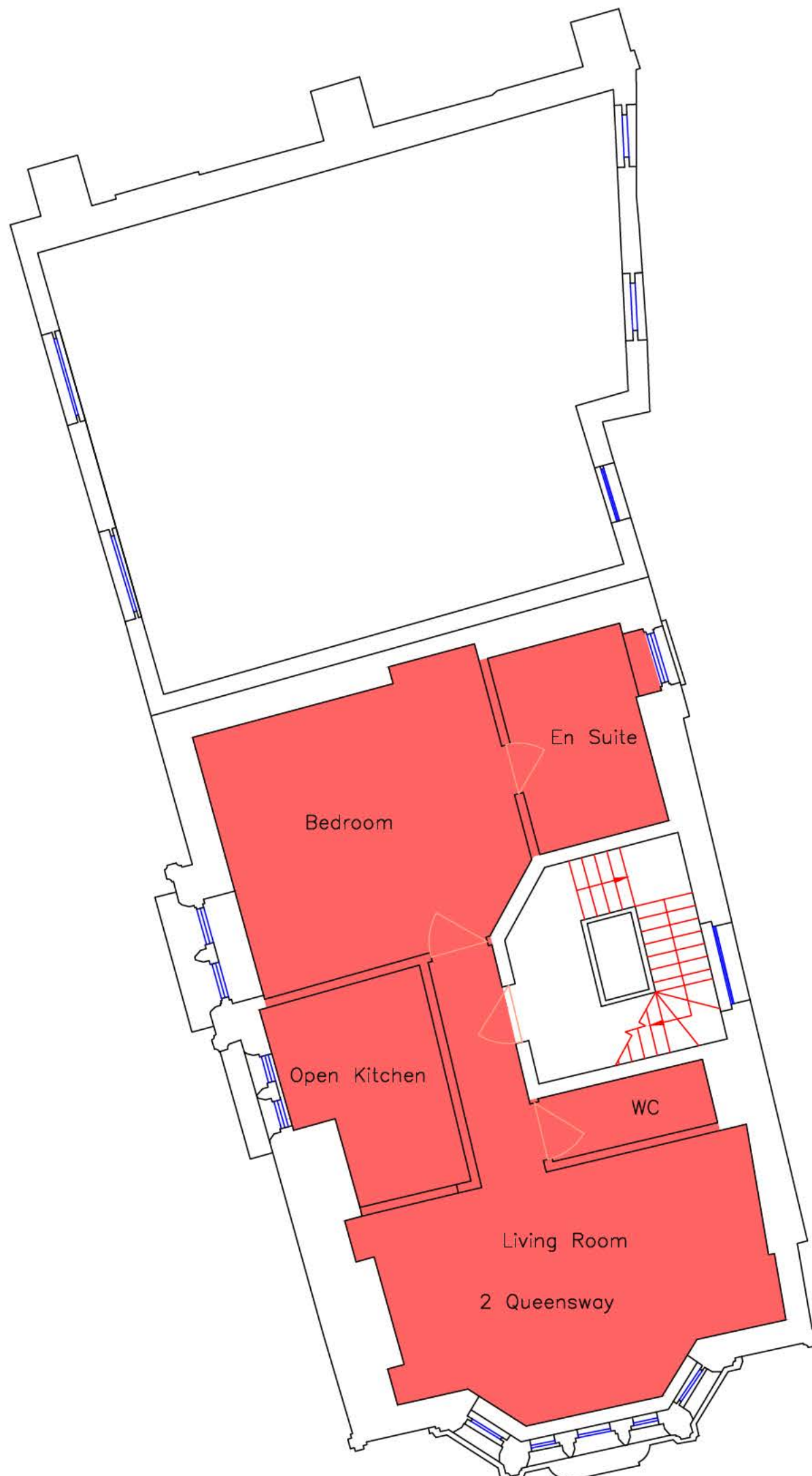
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Third Floor

Net Internal Area Plan

 NIA – General Areas

Total Net Internal Area = 46.79 m²



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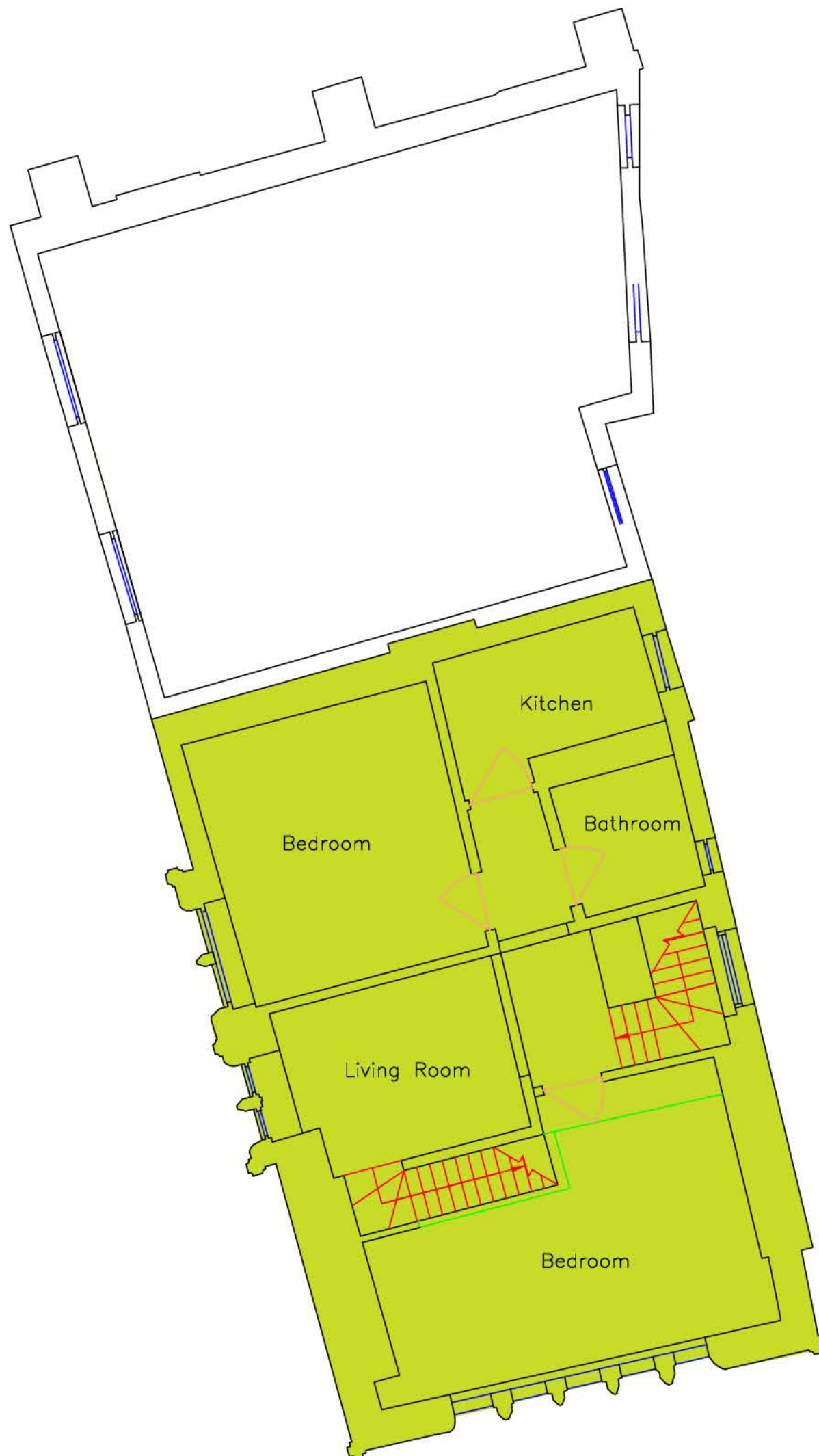
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Fourth Floor

Gross External Area Plan

 GEA – General Areas

Total Gross External Area = 69.79 m²

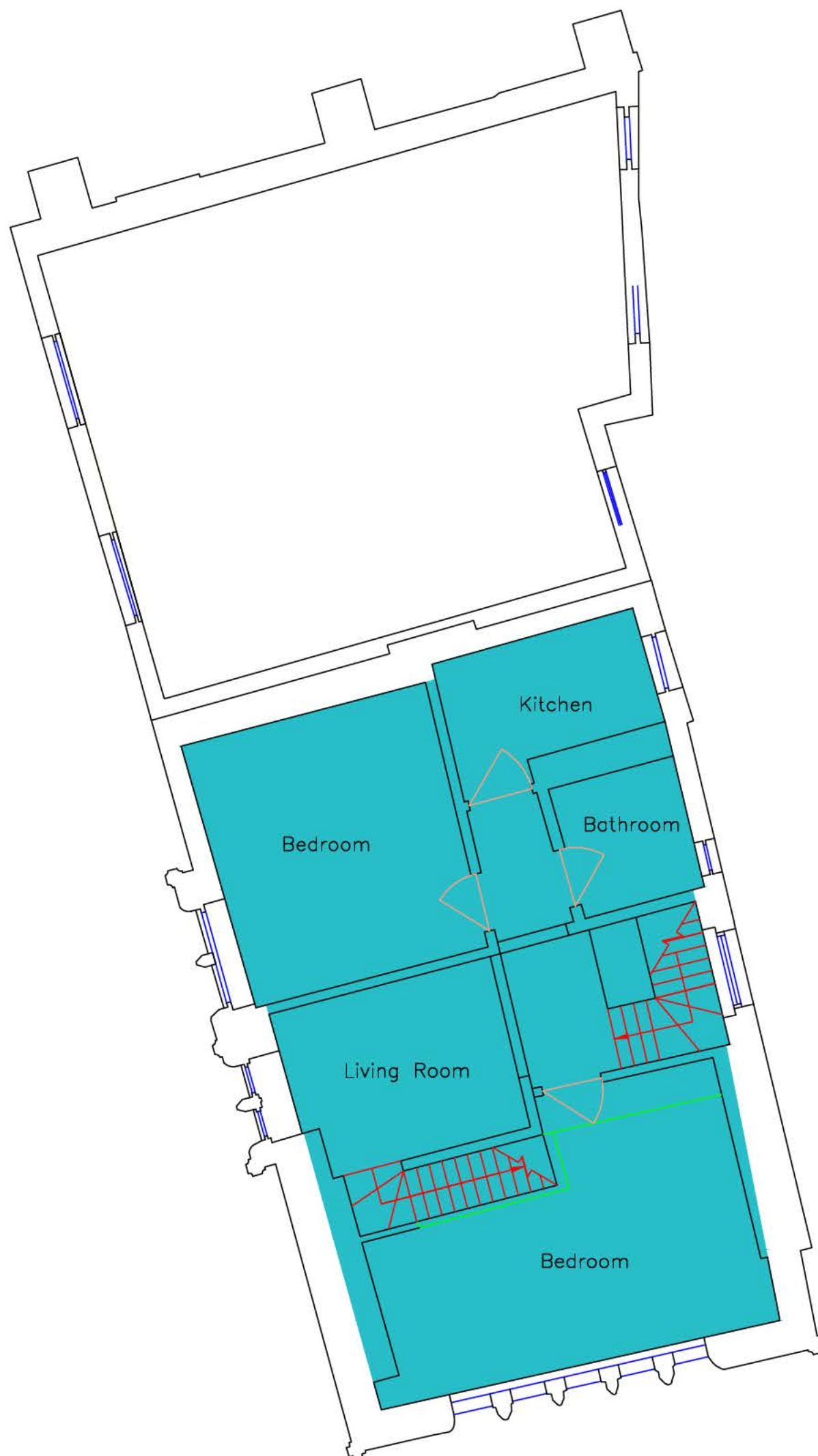


Fourth Floor

Gross Internal Area Plan

 GIA – General Areas

Total Gross Internal Area = 55.78 m²

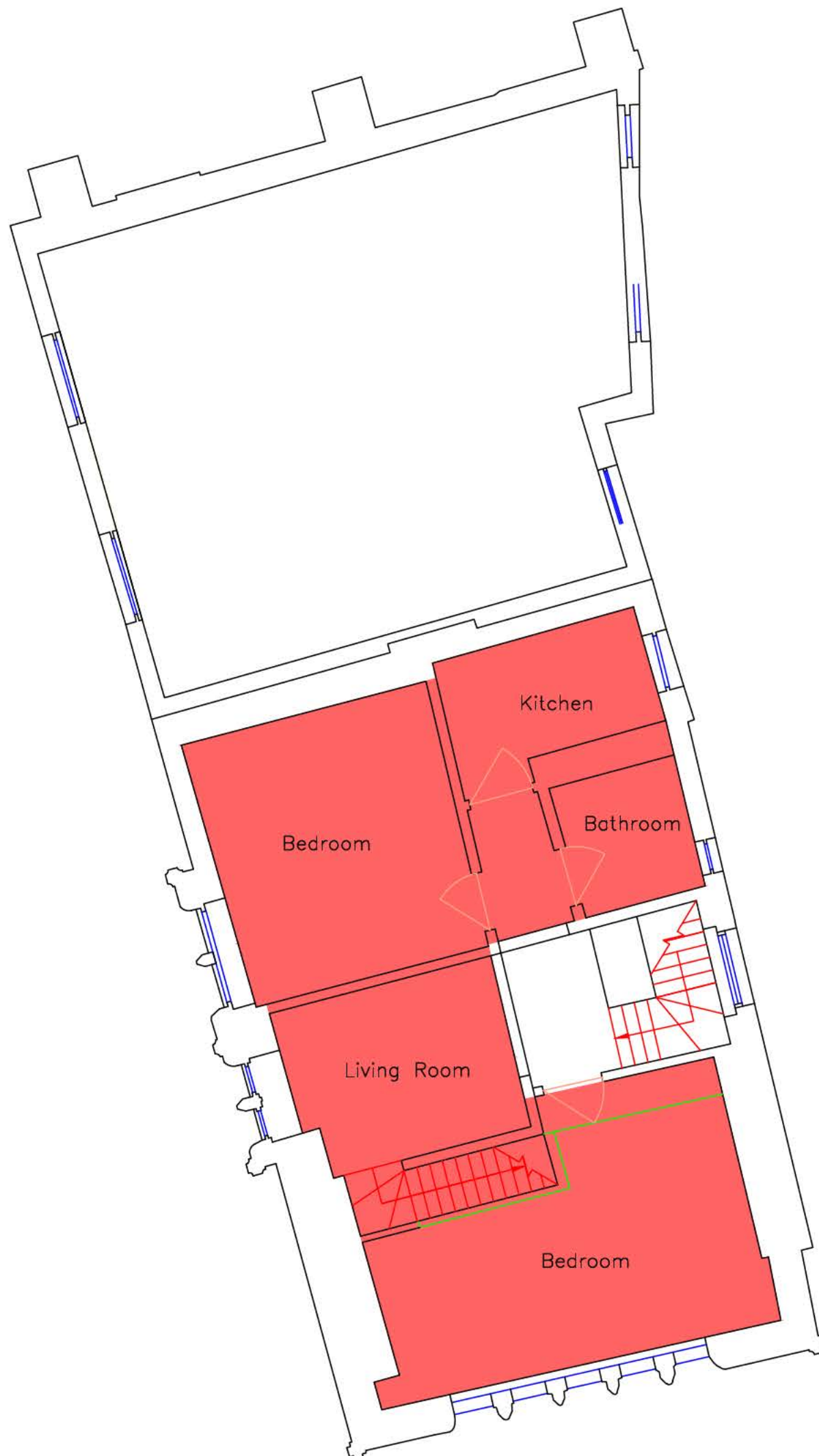


Fourth Floor

Net Internal Area Plan

 NIA – General Areas

Total Net Internal Area = 48.08 m²



Fifth Floor

Gross External Area Plan

 GEA – General Areas

Total Gross External Area = 29.12 m²



Fifth Floor

Gross Internal Area Plan

 GIA – General Areas

Total Gross Internal Area = 25.07 m²



Fifth Floor

Net Internal Area Plan

 NIA – General Areas

Total Net Internal Area = 23.03 m²



Ground Floor

Gross External Area Plan

 GEA – General Areas

Total Gross External Area = 16.52 m²



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Ground Floor

Gross Internal Area Plan

 GIA – General Areas

Total Gross Internal Area = 11.21 m²



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Ground Floor

Gross External Area Plan

 GEA – General Areas

Total Gross External Area = 39.94 m²



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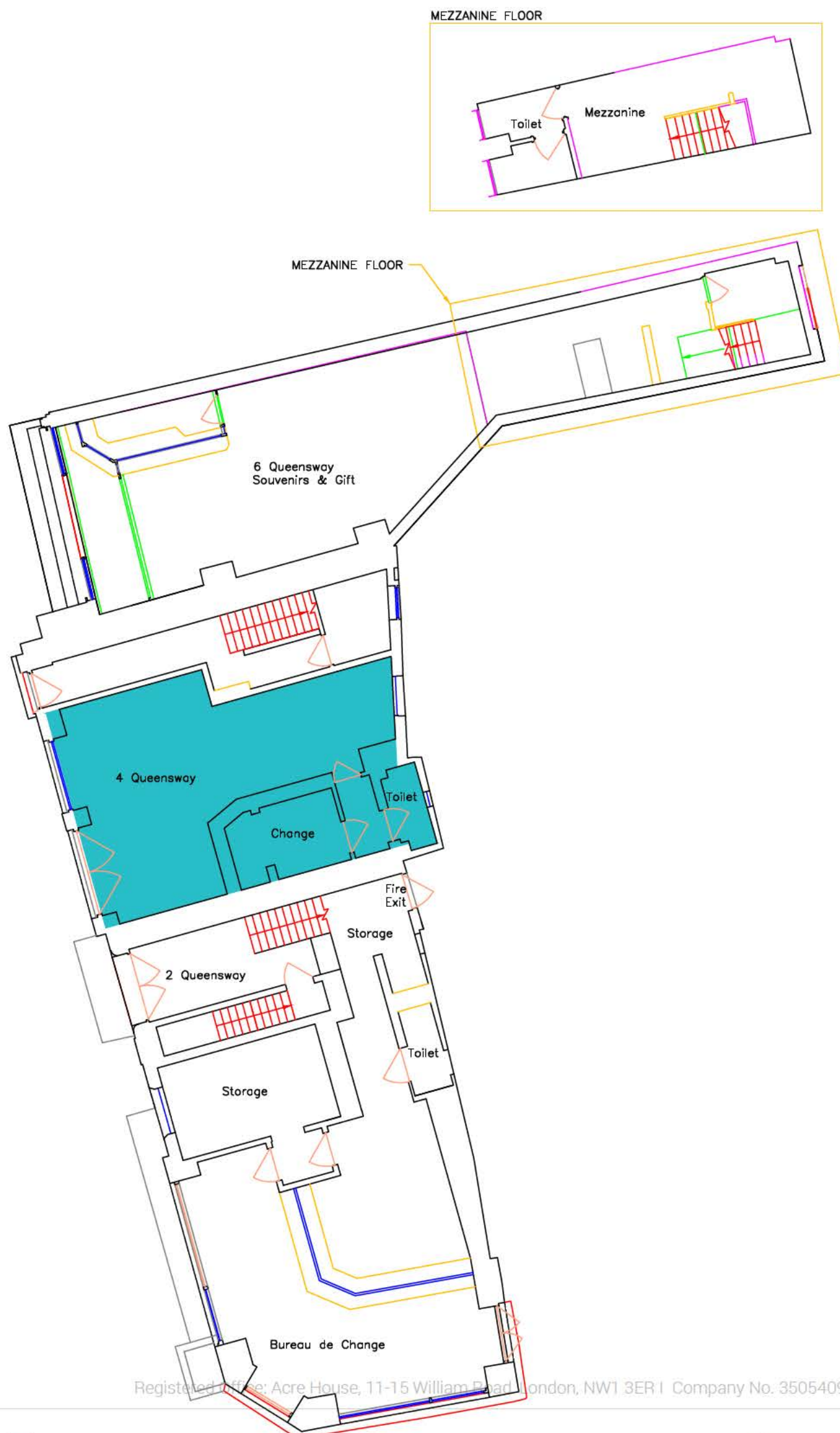
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Ground Floor

Gross Internal Area Plan

 GIA – General Areas

Total Gross Internal Area = 35.03 m²



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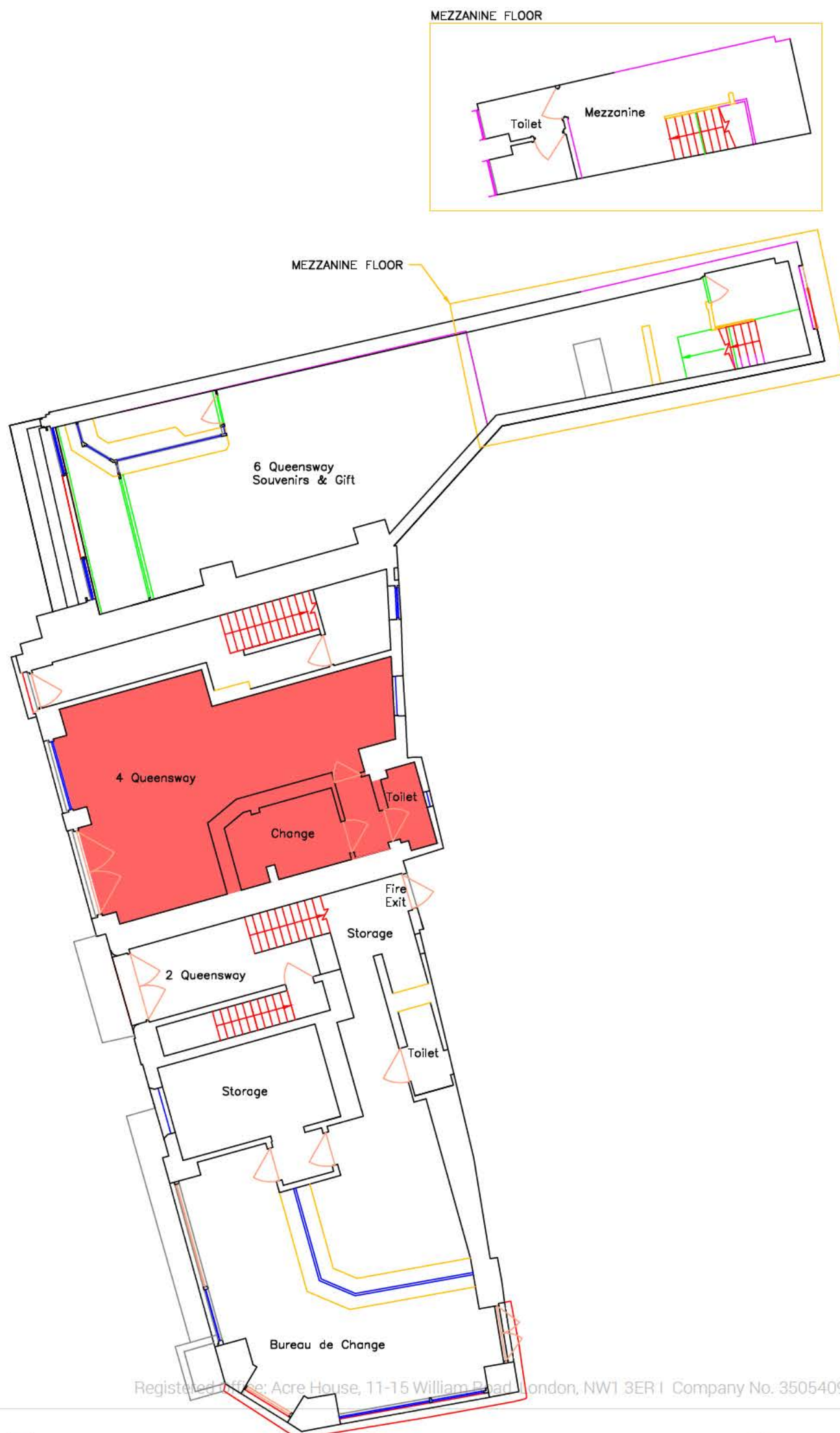


Ground Floor

Net Internal Area Plan

■ NIA – General Areas

Total Net Internal Area = 33.94 m²



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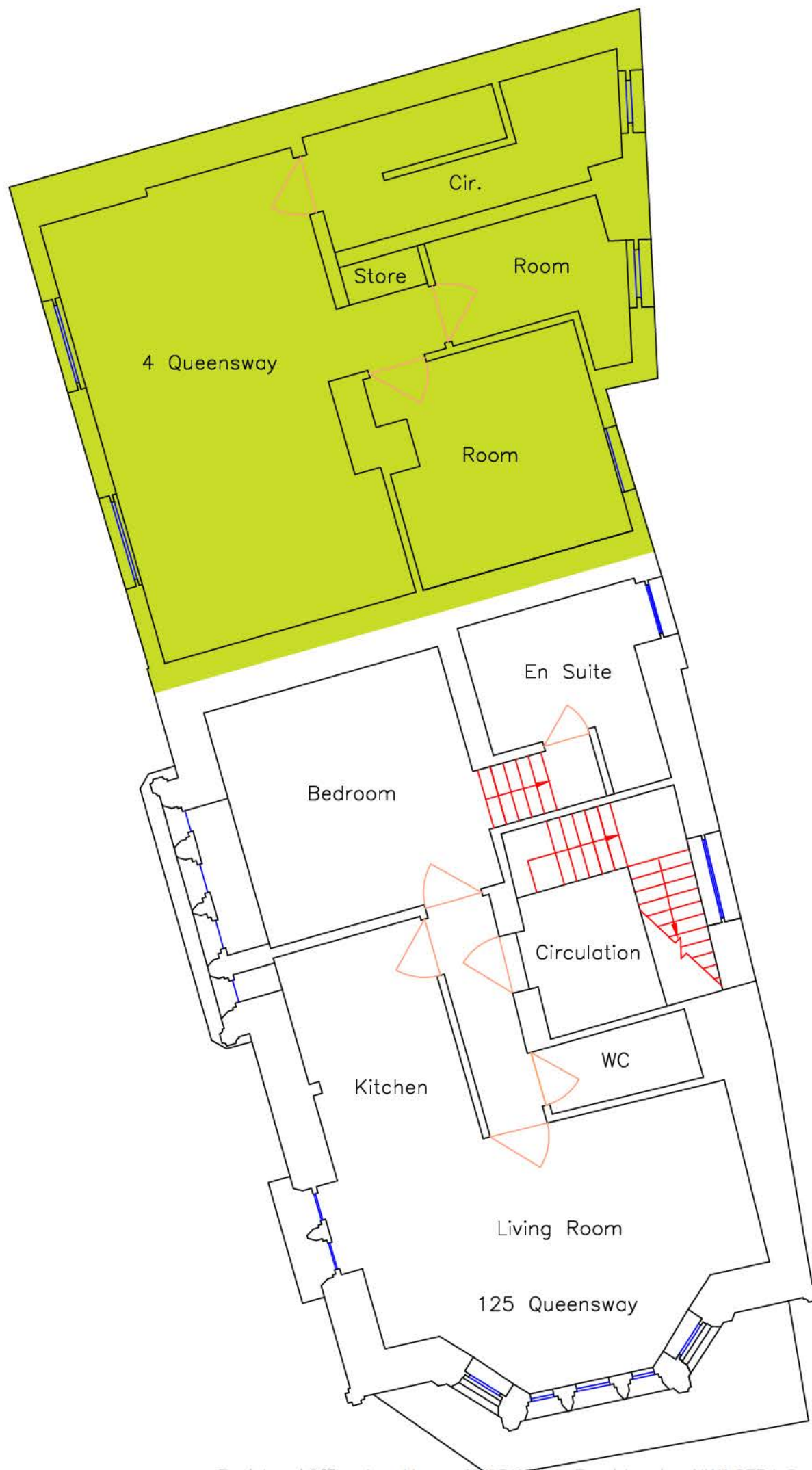
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First Floor

Gross External Area Plan

 GEA – General Areas

Total Gross External Area = 54.31 m²



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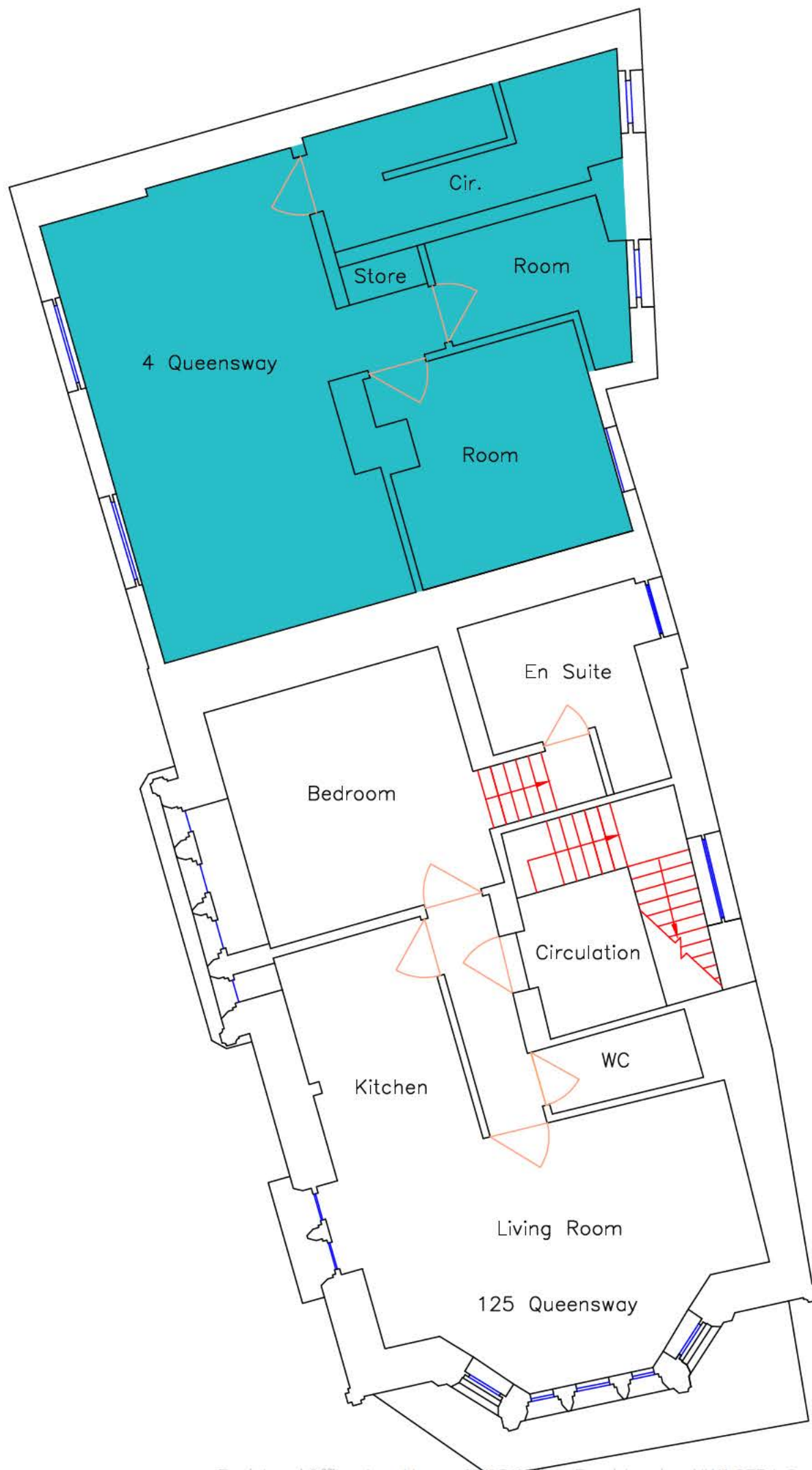
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First Floor

Gross Internal Area Plan

 GIA – General Areas

Total Gross Internal Area = 44.29 m²



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First Floor

Net Internal Area Plan

 NIA – General Areas

Total Net Internal Area = 35.47 m²



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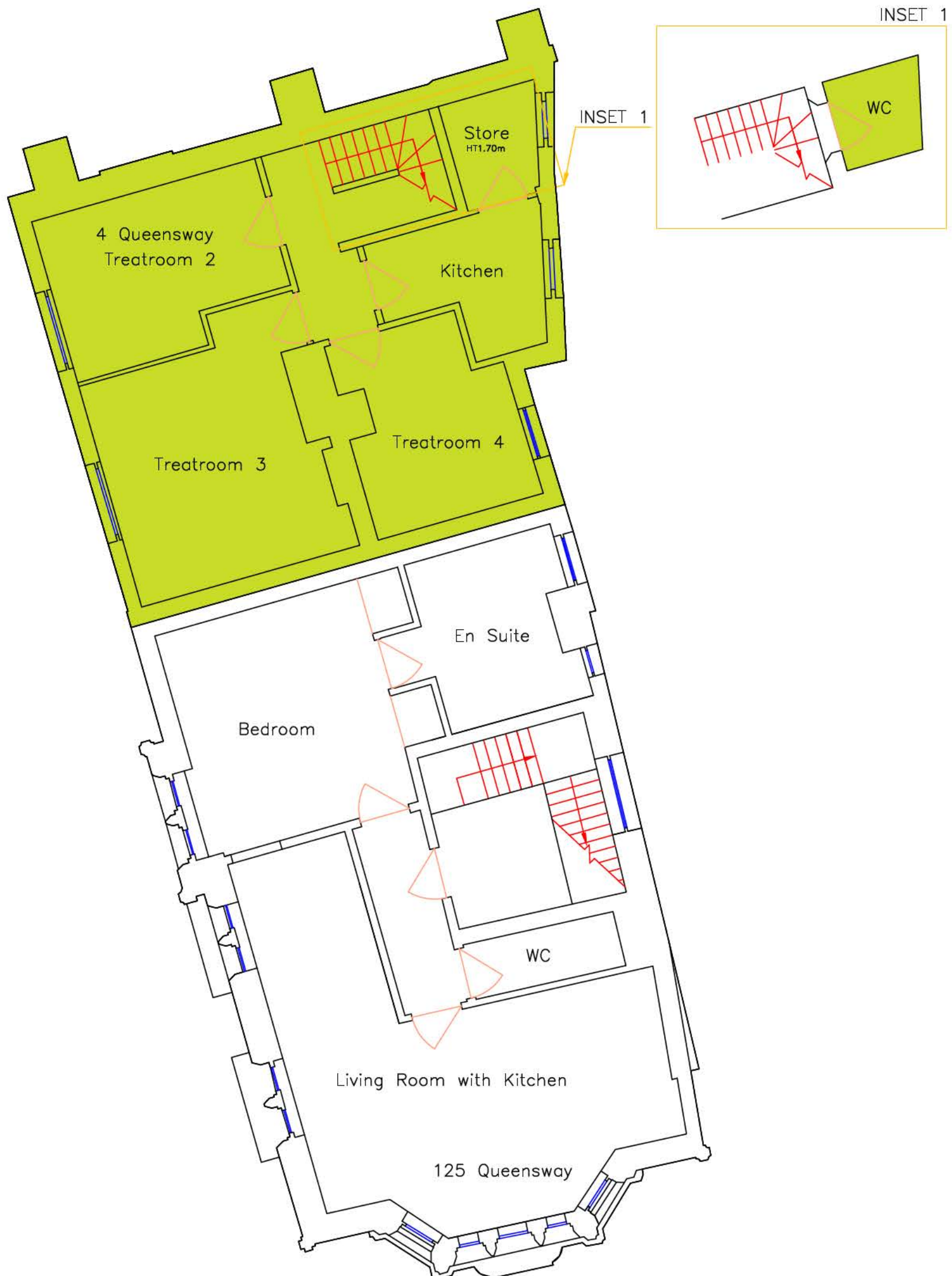
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Second Floor

Gross External Area Plan

 GEA – General Areas

Total Gross External Area = 55.90 m²



Second Floor

Gross Internal Area Plan

 GIA – General Areas

Total Gross Internal Area = 45.78 m²

