

46 Avenue Road, London NW8

Job No. 221015

PROPOSED AREA SCHEDULE



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 BY: AUA
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 REVISION: 1

Proposed Area Schedule (GIA)										Total Development Area (incl Summer House excl Amenity)			
FLOOR		Main House	Summer House					Amenity (TBC)		G.I.A sqm	G.I.A sqft	G.E.A sqm	G.E.A sqft
Lower Ground		445.2								445.2	4,792.1	0.0	0.0
Ground		236.1	20.3							256.4	2,759.5	0.0	0.0
1st Floor		214.1								214.1	2,305.0	0.0	0.0
2nd Floor		187.3								187.3	2,016.1	0.0	0.0
TOTAL (sqm)		1,082.7	20.3							1,103.0	11,872.7	0.0	0.0
TOTAL (sqft)		11,654.2	218.5					0.0					

Total Site Area (Red line Boundary on OS MAP)			
sqm	sqft	Hectares	Acres
1,176.00	12,658.46	0.1176	0.2906

NOTES: These areas have been calculated in accordance with the RICS/ISVA Code of Measuring Practice, 5th Edition, RICS 2001 using the stated options NSA, GEA and GIA.
 Conversion factor between square metres and square feet: 1sq.m = 10.764sq.ft
 Areas are based on a preliminary site survey
 They are approximate and relate to the likely areas of the building at the current stage of the design. Any decision to be made on the basis of these predicitions, whether as to project viability, pre-letting, lease agreements and the like, should make due allowance for the following:
 (i) Design development.
 (ii) Accurate site survey, site levels and dimensions.
 (iii) Construction methods and building tolerances.
 (iv) Local Authority consents.