

Professional Property Measurement Report

Flat 5 Nicholson Point (Studio), WA10 1SA | Data-only report with dimensioned plan graphics



Flat 5 Nicholson Point

Measurement schedule, room areas, ceiling heights and volume calculations

Source Report Reference

Matterport source PDF used for schedule data
Prepared 08 July 2026

INDOOR SCANNED AREA 418 sq ft 38.8 sq m gross	NET FLOOR AREA 352 sq ft 32.7 sq m net	APPROX NET VOLUME 3,366 cu ft 95.3 cu m	APPROX GROSS VOLUME 3,997 cu ft 113.2 cu m
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Room Area Snapshot

Kitchen Living Area		267 sq ft
Bathroom		85 sq ft

Measurement Notes

- Ceiling heights are the Matterport room-level heights.
- Volume is calculated from floor area x ceiling height.
- Linear dimensions shown on the plan graphic are plan-based approximations for reference only.
- Figures are rounded and should be verified on site.

Detailed Room Measurement Schedule

Net room areas, ceiling heights and volume calculations



Net Measurement Schedule

Room	Linear dimensions	Ceiling height	Net area (sq ft)	Net area (sq m)	Net volume (cu ft)	Net volume (cu m)
Kitchen Living Area	Approx from plan	9' 7"	267	24.8	2,559	72.5
Bathroom	Approx from plan	9' 6"	85	7.9	808	22.9
TOTAL			352	32.7	3,366	95.3

Source Totals

Indoor scanned area	Net floor area	Gross floor area
418 sq ft	352 sq ft	418 sq ft

Area Comparison and Volume Summary

Gross areas, room comparison and derived volume metrics



Gross Area & Volume Summary

Room	Gross area (sq ft)	Gross area (sq m)	Gross volume (cu ft)	Gross volume (cu m)
Kitchen Living Area	310	28.8	2,971	84.1
Bathroom	108	10.0	1,026	29.1
TOTAL	418	38.8	3,997	113.2

NET VS GROSS AREA

352 / 418 sq ft

comparison of net and gross floor area

NET VS GROSS VOLUME

3,366 / 3,997 cu ft

derived from room area and ceiling heights

LARGEST SPACE

Kitchen Living Area

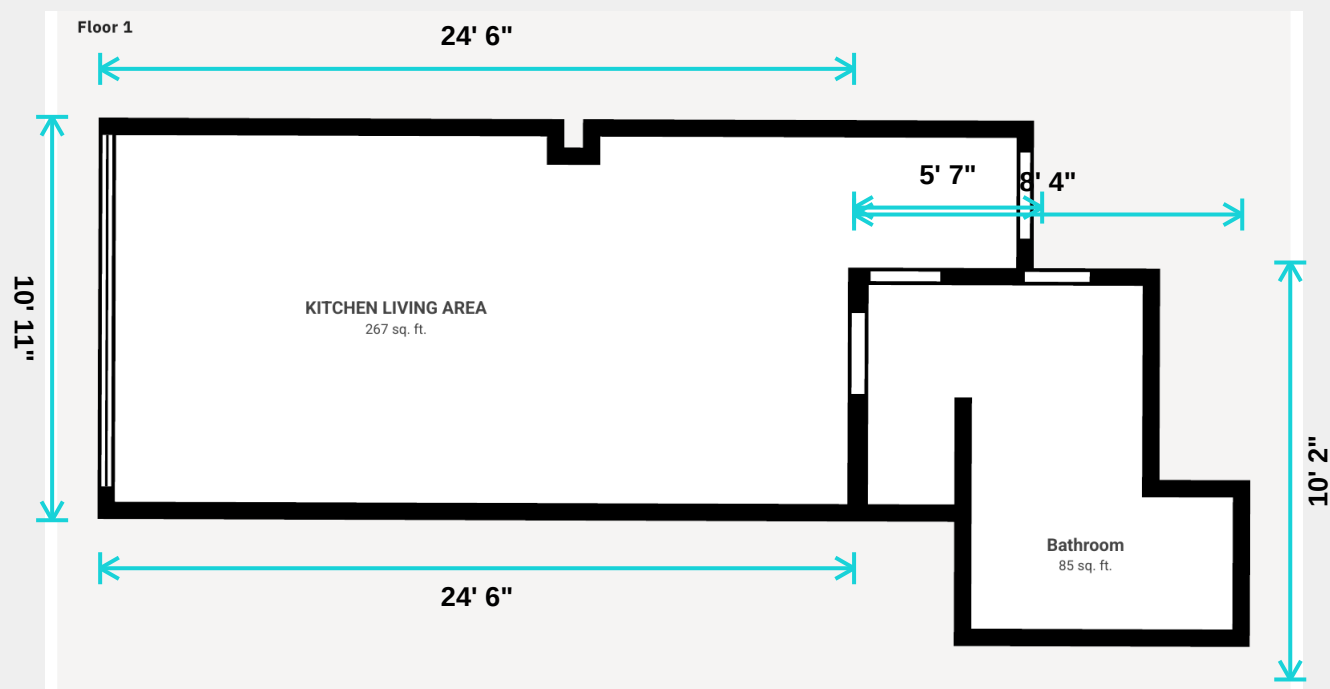
267 sq ft net floor area

Interpretation Notes

- The Matterport source report states a total indoor scanned area of 418 sq ft and a total net floor area of 352 sq ft.
- Gross figures include wall thickness / measurement envelope allowances reflected in the Matterport export.
- The source report does not provide explicit room-by-room linear dimensions, so page 4 dimensions are approximate and based on the visual plan geometry.

Dimensioned Floor Plan Graphic

Matterport-based layout with added dimension markers - not a construction drawing



Plan key



walls / room boundaries



dimension markers