



Ark Design Build Limited
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Site Address

17 RONA ROAD
NW3 2HY

Complete garden studio 4.5M X 3.5M (4m inc overhang)

Solid 4x2 Timber Frame and OSB board construction

5x2 base frame on raised Screw foundations

Fully insulated. Celotex 80mm floor. 80mm ceiling. 75mm actis to walls

1.8m Aluminium sliding doors plus 1.2m fixed pain

Cedar cladding to front cement baord to sides and rear

Internal plastered and finished painted walls

EPDM roof

LED DIMMABLE spotlights inside

Consumer unit and all electrical connections

8 x double sockets in a choice of finish (2 with USB ports)

Intenet connection (cat 6)

External sensor light/s

12mm Laminate solid flooring and underlay

Rear gutter

Finished skirting board

External socket

Additional 400mm porch area with half wrap as rerquested

1000 x 600 skylight