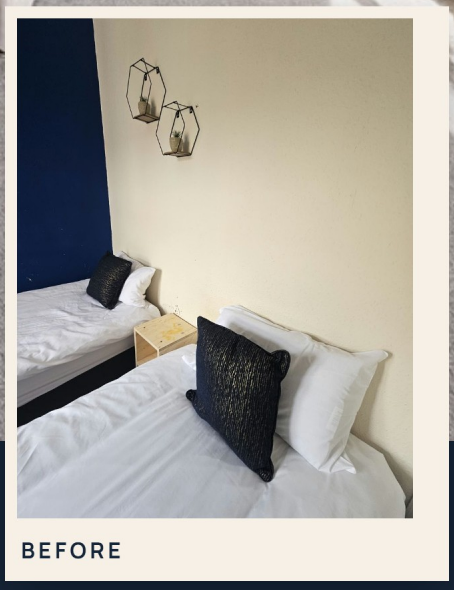
CREATIVE LIVING STAGING



BEFORE

CASE STUDY 04 · BEACONSFIELD ROAD

Same rooms, a whole new mood.

A Leicester townhouse fully refurbished and staged in two weeks — designed by operators, not just designers.

SERVICE	PROPERTY	TURNAROUND
Portfolio Stage	4-bed townhouse, Leicester	2 weeks

THE BRIEF

Mid-works and tired — refurbished and staged in two weeks.

Robbie Combs brought us a four-bedroom townhouse on Beaconsfield Road, Leicester. It was mid-works: the lounge had patched walls and a sofa still in its wrapping, and the bedrooms carried an earlier, darker scheme.

In two weeks we took the whole house through a full refurbishment and complete stage, finished in blue, teal, burnt orange and warm white, with gold frames and velvet cushions running room to room.

AT A GLANCE

Service
Portfolio Stage

Scope
Full refurbishment and complete staging

Layout
4 bedrooms · lounge · kitchen-diner · bathroom + separate WC

Turnaround
2 weeks, works to photo-ready



BEFORE Lounge, mid-works



AFTER Blue chimney breast, wall TV, navy velvet sofa

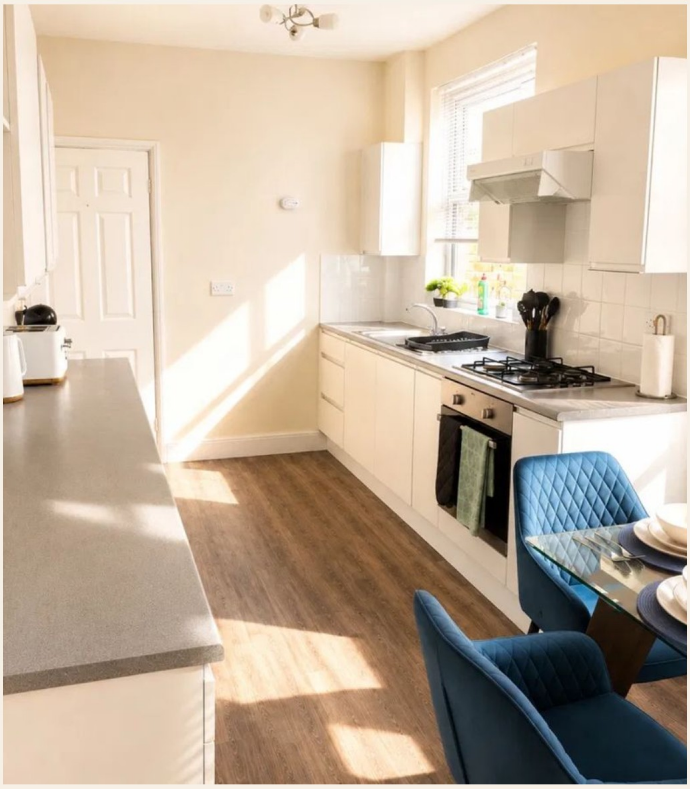
KITCHEN-DINER

From a storage spot to a kitchen ready to cook in.

Cushions were piled on the worktop. Now the galley is cleared and dressed, with a glass table and blue velvet chairs by the window.



BEFORE Kitchen used for storage



AFTER Clear worktops, table laid for guests



AFTER Dining



AFTER Table and kitchen

Keep what works
The white units, worktops and hob stayed in place.

Ready to use
Kettle, toaster and tableware set out and ready.

Art with a smile
Navy and orange type prints in gold frames.

THE BEDROOMS

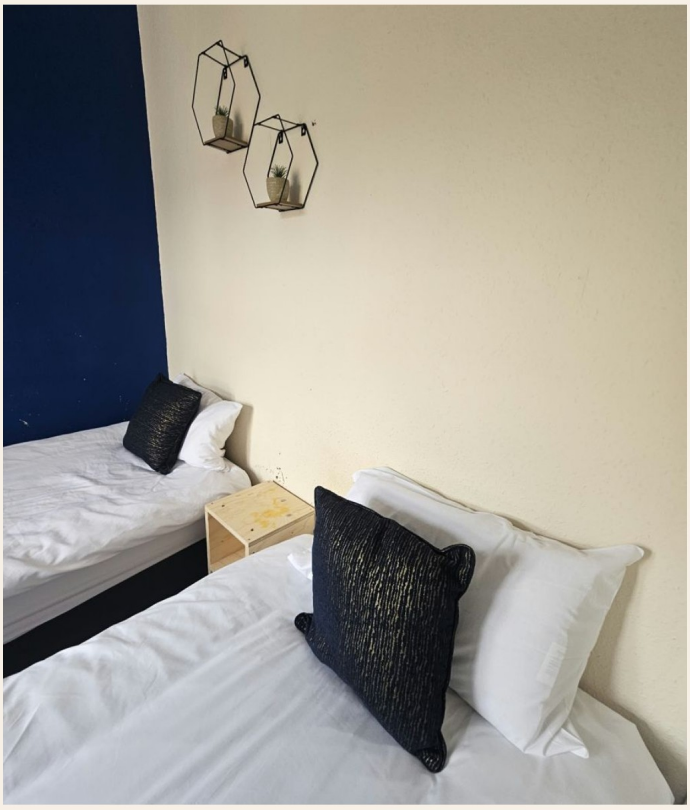
An old scheme out, one warm story in.

The double room trades two singles and a dark grey wall for a double bed against deep terracotta. In the twin room the navy chimney breast turns teal, with gold-framed prints and mustard throws.





BEFORE AFTER Double room: singles out, a double with velvet cushions in





BEFORE AFTER Twin room: navy to teal, gold-framed prints, mustard throws

BATHROOM, BEDROOMS & LOUNGE

Bold paper, bright rooms, hotel touches.

Jungle wallpaper above the tiles, black fittings and plants lift the bathroom. The front double gets a teal feature wall and a gold rail in the bay, and the lounge gets a navy velvet sofa under a gold mirror.





BEFORE AFTER Bathroom



AFTER Front double



AFTER Twin room, towards the window



AFTER Lounge

HOTEL-STANDARD BEDS
White linen, velvet cushions, rolled towels.

COLOUR, ROOM BY ROOM
Teal, terracotta and mustard tie the house together.

BUILT TO TURN OVER
Easy-clean surfaces and replaceable soft goods.

ARRIVAL & FINISHING TOUCHES

The first ten seconds count.

A bright hallway over the patterned tiled floor, framed house guides by the front door, and prints with personality in every room.



AFTER Hallway



AFTER Hallway art



AFTER Lounge TV wall



AFTER Lounge sofa







WHY CLP STAGING

Designed by operators, not just designers.

CLP Staging grew out of Creative Living Property's own serviced accommodation. Every choice here — layout, finishes, what to keep — comes from running homes like this, not just styling them.

Tell Us About Your Property

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