

A modern dining room with a wooden table, chairs, and a large window overlooking a green lawn. The room features a wooden dining table with four chairs, a large window with a view of a green lawn, and a wooden door. A framed Picasso poster is on the wall. A large potted plant is in the foreground on the right. The floor is made of dark grey tiles. A wooden countertop with a built-in cooktop is visible in the foreground on the right.

# The Staging Lady

Selling Faster for More





Hi, I'm Vicky, the founder of **The Staging Lady** and a passionate property developer turned home stager.

With years of experience transforming tired spaces into stunning homes, I know firsthand the impact thoughtful design and staging can have on selling a property quickly and at **maximum value**.

My journey started with designing and styling my own developed properties, combining my love for interiors and property with a **results-driven approach**. I've worked with global brands like British Airways and Intercontinental Hotels, where I developed an eye for detail, high-end aesthetics, and exceptional service.

Driven by a passion for creating spaces that make people feel calm, at home, and inspired.

At The Staging Lady, I deliver bespoke styling and staging solutions tailored to your property's unique features and target audience. By **elevating your property beyond the competition** with carefully curated furniture, lighting, and accessories, I help you stand out in the market and maximize your return on investment.

Whether you're a developer, homeowner, or investor, I'm here to ensure your property is shown at its absolute best. Let's transform your space and achieve the results you deserve!



# CASE STUDY

Location: Derby

Property Value: £895k

Design Style: Contemporary

“

Vicky staged our bungalow in Derby and did an absolutely amazing job! She completely transformed the space — it felt brighter, more open and incredibly welcoming. She has a great eye for detail, and every piece of furniture she chose fit perfectly with the style of the home and our target buyer. Highly recommend her services!.

”







# HOW IT WORKS

## **1. Initial Consultation**

We begin with a comprehensive consultation to understand your property, target market, and goals.

- Assess the property's layout, condition, and features.
- Identify your target buyer's preferences and lifestyle.
- Discuss your budget, timeline, and desired outcomes.

## **2. Bespoke Design Plan**

Based on our consultation, we create a custom staging plan that enhances your property's appeal.

- Highlight the property's best features.
- Optimise space and flow for a welcoming atmosphere.

## **3. Staging Implementation**

We handle every aspect of staging. This includes:

- Sourcing high-quality furniture, décor, and accessories.
- Arranging delivery, setup, and installation.
- Styling each space to create a cohesive and inviting look.

## **4. Final Touches and Professional Photography**

After staging, we add finishing touches to perfect the look. Edited photography will also be provided.

## **5. Post-Staging Support**

- Offer flexible rental terms for staged items to fit your selling timeline.
- Arrange for seamless de-staging once the property is sold.

## **Why Choose The Staging Lady?**

Expertise: Years of experience in property staging and design.

Results: Properties staged by us sell faster and often above asking price.

Flexibility: We offer payment options, including Pay in 3, to accommodate your budget.

A bright, modern living room with a dark blue sofa, a wooden coffee table, and a dining area in the background. The room features large windows with blinds, a wooden cabinet, and a dining table with chairs. The text "YOUR QUOTE" is overlaid in the center.

YOUR QUOTE



# INVENTORY

## Kitchen

Artwork  
Mirror  
Styling accessories  
Dining table  
4 x Dining chairs  
Breakfast bar stools  
Occasional arm chair

## Living area

Three-Seater sofa  
Coffee table  
Arm chairs x 2  
Side tables  
Floor lamp  
Rug  
Cushions  
Mirror  
Artwork  
Styling accessories

## Bathroom x 3

Towel sets  
Styling accessories  
Mirror

## Bedroom x 2

Double bed and mattress  
Double headboard  
Double bedding set  
2 x Bedside tables  
2 x Table lamps  
Rug

## Office Bedroom

1 x desk  
1 x office chair  
Artwork  
styling accessories  
Occasional chair

## Hallway

Mirror  
Artwork



# EXAMPLE STAGING QUOTE

6 Week Staging Quotation

Total Rental for 3 bedrooms, living room,  
Kitchen dining room, and Bathroom styling

Delivery & Install  
Styling  
Photography  
Collection

Total (inc VAT) **£2,995.00**





# CONTACT

GET IN TOUCH



[victoria@thestaginglady.com](mailto:victoria@thestaginglady.com)



07916 570 764



[www.thestaginglady.com](http://www.thestaginglady.com)



@thestaginglady



Kidderminster, Worcs

