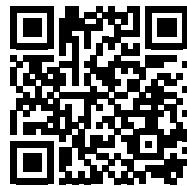


YOUR PROPERTY **FURNISHED**

Serviced Accommodation Furniture Packages



INTERIORS BROCHURE 2026





WHY INVESTORS CHOOSE US

- **Extensive SA Furniture Range** - One of the largest serviced accommodation furniture selections in the UK, supported by a reliable, UK-based supply chain.
 - **Guest-Ready in 7 Days** - We can fully furnish your property in 7 working days anywhere on the UK mainland.
 - **Built to Last** - Crafted for durability and backed by a no-quibble 3-year warranty against manufacturing defects on all our hard furniture.
 - **Flexible Payment Options** - Choose from purchase lease finance over 3-5 years or a 60-day payment plan to protect your cash flow (offered subject to status).
 - **Trusted Nationwide** - A PIN-approved supplier trusted by property investors across the UK. Rated 5 stars on all review platforms.
-

Discover Your Perfect Interior

- **Getting Started Is Simple** - Choose from one of our pre-curated collections or go fully bespoke, the choice is yours.
 - **Designed for You** - Explore our 2026 collections, curated by our design team to compliment your space, guest profile and budget.
 - **Interior Design Service** - We offer a comprehensive design service from £499 + VAT, including detailed renders and a tailored inventory.
 - **Share Your Space** - Send floor plans or architect drawings if available. No plans? A walkthrough video and/or room photos work perfectly.
 - **Set Your Budget** - Sharing your budget allows us to design intelligently, selecting the right products for your space, style and scale without unnecessary spend.
-



Meet Your Designer

- **30+ Years Experience** - Lisa has been creating interiors that delight clients for over three decades.
- **Design That Works** - Every project balances functionality, style and affordability, ensuring spaces look exceptional and perform commercially.
- **Bold or Calm, Always Considered** - From statement colour and oversized artwork to calm neutral retreats, Lisa listens carefully before delivering results that exceed expectations.
- **Recognised & Featured** - Lisa has been featured multiple times on Channel 4 and in leading lifestyle magazines.

Lisa Fox
YPF Interior Design

■ YPF

BASE PACKAGE CONTENTS

Designed, delivered and ready for market.

As guest expectations continue to rise, presentation has never been more important. Our market ready collections are designed to transform your property, enhance guest experience and maximise nightly rates in today's competitive serviced accommodation market.

Each collection includes a fully furnished, professionally styled base package, ready for immediate launch with selected upgrades and additions available to suit your space and target audience.

■ WHAT'S INCLUDED

BEDROOMS

- Double bed & mattress
- Wardrobe & bedside tables
- Complete bedding & linen set
- Accessories pack (canvas, lamps, cushions, throws, coat hangers and artificial plants)



LIVING / DINING

- 3-seater sofa & accent chair or 2 x 2-seater sofas
- Dining table & 4 chairs
- Coffee table
- 43" branded Smart TV
- Lounge accessories (cushions, rug, canvas, mirror, lighting & artificial plants)

BATHROOM

- Complete accessories pack

KITCHEN ELECTRICAL

- Fully equipped kitchen pack
- Microwave, kettle & toaster
- Iron, ironing board & vacuum cleaner

■ POPULAR UPGRADES

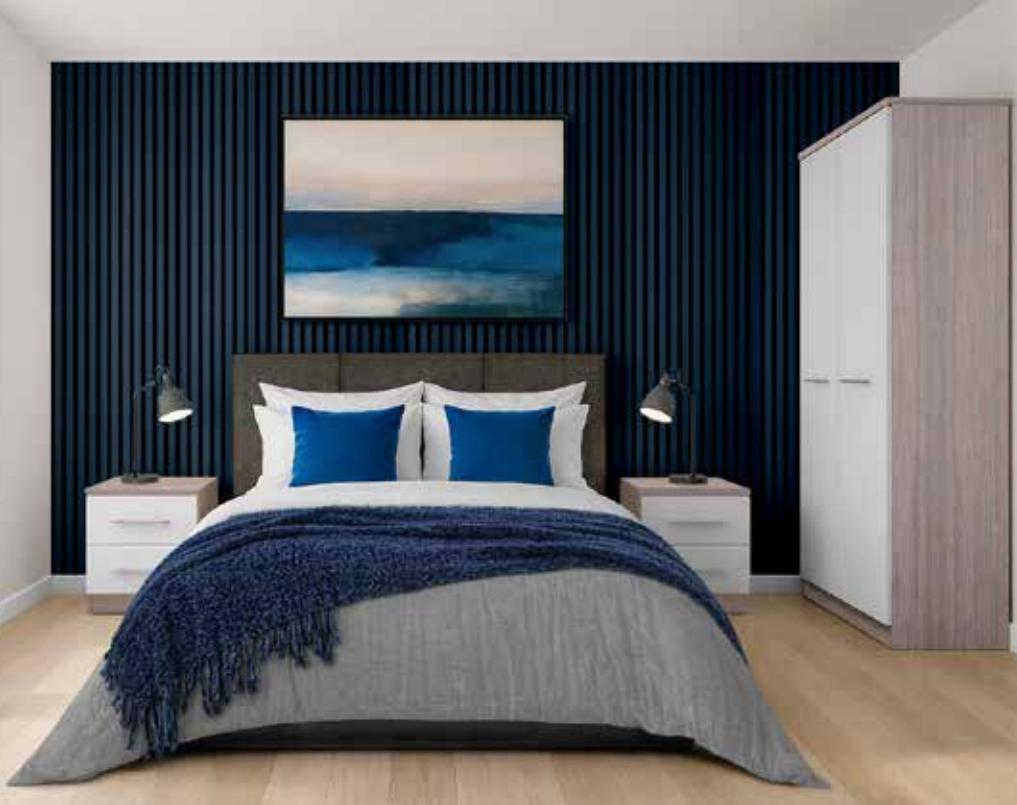
Double Bed to Zip & Link Bed
Sofa to Sofa Bed
3-Seater to Chaise Sofa Bed
Dining Table 4 to 6 Seater
Dining Table 4 to 8 Seater
TV Upgrade (43" to 50")

£299 +vat
£299 +vat
£499 +vat
£149 +vat
£299 +vat
£79 +vat

■ POPULAR ADDITIONS

Bar Stools
Artwork or Mirror
Side Table
Console Table
Dressing Table & Chair
Garden Furniture Sets

From £69 +vat
From £79 +vat
From £89 +vat
From £149 +vat
From £199 +vat
From £249 +vat

**■ BEDROOMS**

Furniture - Lorenzo Oak & White Fronts

Bed - Charcoal Matiz

Headboard - Latchmere

Cushions Luxe Velvet in Blue

Lamp - Issac in Grey

Throws - Lombardi in Grey & Brixton in Navy

Artwork - Calm Between Tides

**■ LIVING/DINER**

Sofa - Scala in Blue

Cushions - Saloni in Blue

Accent - Oslo in Grey

Coffee Table - Nova in White

Dining Table - Belgium in White

Dining Chairs - Belgium in White

Rug - Bianco in Greys

Floor Lamp - Camden

Plant - Fern

Mirror - Linea Noir

Artwork - Sandstone Blue



PRESENTS... ASTLEY COLLECTION

BEDROOMS ■

Furniture - Bardolino Oak

Bed - Black Velvet

Headboard - Latchmere

Cushions - Luxe Velvet in Taupe

Lamp - Issac in Grey

Throw - Amelle in Black & KoochiKoo in Taupe

Artwork - Minimalist



LIVING/DINER ■

Sofa - Scala in Grey

Cushions - Saloni in Mustard

Accent - Oslo in Mustard

Coffee Table - Nova in Bardolino Oak

Dining Table - Belgium in Grey

Dining Chairs - Belgium in Grey

Rug - Bianco in Greys

Floor Lamp - Bauhaus in Black

Plant - Fern

Mirror - Oval in Black

Artwork - Stone Gold



1 Bed - £3,859.00 +vat | **2 Bed** - £4,959.00 +vat

3 Bed - £6,059.00 +vat | **Larger Property** - Please call

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**■ BEDROOMS**

Furniture - Lorenzo Oak

Bed - Emerald Velvet

Headboard - Latchmere

Cushions - Luxe Velvet in Truffle

Lamp - Humbug

Throw - Winchcombe in Natural & Raindrops in Jade

Artwork - Meadow Haze

**■ LIVING/DINER**

Sofa - Bronte in Olive Green

Cushions - Bobble in Olive

Accent - Brooklyn

Coffee Table - Nova in Bardolino Oak

Dining Table - Avesta in White

Dining Chairs - Manhattan in Brown

Rug - Boston in Grey

Floor Lamp - Camden

Plant - Fern

Mirror - Argento

Artwork - Atomic Olive



PRESENTS... ADLINGTON COLLECTION

BEDROOMS ■

Furniture - Bardolino Oak & White Fronts

Bed - Chocolate Velvet

Headboard - Latchmere

Cushions - Luxe Velvet in Chocolate

Lamp - Humbug

Throw - Winchcombe in Natural & Raindrops in Slate

Artwork - Muddy Waters



LIVING/DINER ■

Sofa - Roma in Grey Velvet

Cushions - Saloni in Mustard

Accent - Brooklyn

Coffee Table - Nova in Vintage Oak

Dining Table - Concrete Round

Dining Chairs - Manhattan in Brown

Rug - Pebble Wool in Caramel

Floor Lamp - Tripod in Chrome

Plant - Fern

Mirror - Oval in Black

Artwork - Amber Cyclone



1 Bed - £4,269.00 +vat

3 Bed - £6,149.00 +vat

2 Bed - £5,389.00 +vat

Larger Property - Please call

www.yourpropertyfurnished.co.uk

**■ BEDROOMS**

Furniture - Bora in Graphite

Bed - Asphalt Velvet

Headboard - Bridgemore

Cushions - Islington

Lamp - Rope Effect

Throw - Camberwell in Taupe & Grey Sheepskin

Artwork - Abstract Daisies

**■ LIVING/DINER**

Sofa - Oslo in Mustard

Cushions - Luxe Velvet in Grey

Accent - Oslo in Grey

Coffee Table - Tokyo in White

Dining Table - Tokyo in White

Dining Chairs - Lisbon in Grey

Rug - Imari in Cream

Floor Lamp - Riven

Plant - Rubber Plant

Mirror - Gold Filigree

Artwork - Gold Highlight



PRESENTS... ALDERLEY COLLECTION

BEDROOMS ■

Furniture - Bora in Reed Green

Bed - Aqua Velvet

Headboard - Liberty

Cushions - Zara

Lamp - Rope Effect

Throw - Dorchester in Grey & Raindrops in Jade

Artwork - Leafscape



LIVING/DINER ■

Sofa - Oslo in Olive

Cushions - Saloni in Olive

Accent - Club in Tan

Coffee Table - Trapezium in Bardolino Oak

Dining Table - Tokyo in White

Dining Chairs - Manhattan in Brown

Rug - Pebble Wool in Olive

Floor Lamp - Black Spindle

Plant - Fern

Mirror - Argento

Artwork - Green Blossom



1 Bed - £4,609.00 +vat

2 Bed - £5,999.00 +vat

3 Bed - £6,969.00 +vat

Larger Property - Please call

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**■ BEDROOMS**

Furniture - Haus Kraft in Marble
Bed - China Blue Velvet
Headboard - Bridgemore
Cushions - Saloni in Blue
Lamp - Isaac Grey
Throw - Mia in Blue & Brixton in Navy
Artwork - The Deep

**■ LIVING/DINER**

Sofa - Mobberley in Teal Velvet
Cushions - Islington
Accent - Cord Chair in Duck Egg
Coffee Table - Tokyo in White
Dining Table - Tokyo in White
Dining Chairs - Cuba in Grey
Rug - Pebble Wool in Blue
Floor Lamp - Chrome Arc
Plant - Fern
Mirror - Argento
Artwork - Gilded Slate



PRESENTS... GAWSORTH COLLECTION

BEDROOMS ■

Furniture - Herringbone

Bed - Mink Velvet

Headboard - Amy

Cushions - Islington

Lamp - Pyramid in Gold

Throw - Cosy in Mink & Brixton
in Taupe

Artwork - Organic Shapes
Triptych



LIVING/DINER ■

Sofa - Oslo in Grey

Cushions - Klee

Accent - Club in Tan

Coffee Table - Trapezium in
Vintage Oak

Dining Table - Tokyo in White

Dining Chairs - Scandi
Distressed in Brown

Rug - Imari in Grey

Floor Lamp - Tripod in Chrome

Plant - Fern

Mirror - Filigree

Artwork - Golden Skys



1 Bed - £4,619.00 +vat

2 Bed - £6,039.00 +vat

3 Bed - £7,039.00 +vat

Larger Property - Please call

**■ BEDROOMS**

Furniture - Haus Kraft in Vintage Oak

Bed - Chocolate Velvet

Headboard - Liberty

Cushions - Kiraoli

Lamp - Rope Effect

Throw - Henderson in Taupe & Brixton in Taupe

Artwork - Brush Strokes

**■ LIVING/DINER**

Sofa - Baltimore in Beige

Cushions - Merida

Accent - Cow Chair

Coffee Table - Delta Nest in White

Dining Table - Trapezium in Vintage Oak

Dining Chairs - Marissa in Oatmeal

Rug - Imari in Cream

Floor Lamp - Spindle Tripod

Plant - Rubber Plant

Mirror - Driftwood

Artwork - Plant et Fruits



PRESENTS... SHRIGLEY COLLECTION

BEDROOMS ■

Furniture - Scandi in White

Bed - Wool Saphire

Headboard - Amy

Cushions - Islington

Lamp - Black Marble Square

Throw - Stockholm in Grey & Cosy in Petrol

Artwork - Gold Highlight



LIVING/DINER ■

Sofa - Shrigley in Grey Flannel Velvet

Cushions - Saloni in Blue

Accent - Blue Striped

Coffee Table - Delta Nest in Black

Dining Table - Narvic

Dining Chairs - Marissa in Natural

Rug - Pebble Wool Border rug in blue

Floor Lamp - Riven

Plant - Fern

Mirror - Argento

Artwork - Calm Between Tides



1 Bed - £5,179.00 +vat

3 Bed - £7,559.00 +vat

2 Bed - £6,589.00 +vat

Larger Property - Please call

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■ **BEDROOMS**

Furniture - Geo

Bed - Green Velvet

Headboard - Amy

Cushions - Islington

Lamp - Issac in Grey

Throw - Winchcombe in Natural & Serena in Jade

Artwork - Evergreen Drift



■ **LIVING/DINER**

Sofa - Bronte in Orange Velvet

Cushions - White Palm Tree

Accent - El Paso Buttoned in Olive

Coffee Table - Maison Deux

Dining Table - Spitalfield

Dining Chairs - Rust Curve

Rug - Elements Viggo

Floor Lamp - Almond Tripod

Plant - Fern

Mirror - Shaped

Artwork - Jungle Foliage



PRESENTS... MOTTRAM COLLECTION

BEDROOMS ■

Furniture - Linear in Vintage Oak & White

Bed - Black Velvet

Headboard - Juliette

Cushions - The Maze

Lamp - Towers

Throw - Amelle in Black & Jaipur in Ochre

Artwork - White Marble



LIVING/DINER ■

Sofa - Mushroom 3 Seater

Cushions - Geometric

Accent - Melody Club Chair

Coffee Table - Soho x-leg

Dining Table - Vesper

Dining Chairs - Vesper

Rug - Large Earth

Floor Lamp - Pillar Marble

Plant - Olive Tree

Mirror - Chandra Bone

Artwork - Heavy Textured



1 Bed - £8,549.00 +vat

3 Bed - £11,239.00 +vat

2 Bed - £9,899.00 +vat

Larger Property - Please call

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