



Free Guide to Planning Your Property Refurbishment

Brought to You by LMDEC Ltd. – London's Refurbishment Experts



Introduction

Whether you're a homeowner dreaming of a perfect space or a landlord aiming to maximize rental income, a well-planned property refurbishment can make all the difference. At LMDEC Ltd., we've transformed London properties for both, handling everything from cozy flats to investment portfolios. This free guide helps you plan your project with confidence.

Step 1: Define Your Goals

Start by clarifying your purpose:

- **Homeowners:** Are you modernizing your kitchen for family life or adding a home office? Focus on comfort and personal style.
 - **Landlords:** Want higher rent or faster tenant uptake? Prioritize durable upgrades like new flooring or energy-efficient heating.
Action: Write down your must-haves (e.g., a luxury bathroom for homeowners, low-maintenance finishes for landlords) to guide your budget and timeline.
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Step 2: Set a Realistic Budget

Costs vary widely, from £10,000 for a room refresh to £100,000+ for a full overhaul. Consider:

- **Homeowners:** Splurge on bespoke features (e.g., custom cabinetry) but balance with resale value.
 - **Landlords:** Opt for cost-effective, tenant-friendly upgrades (e.g., neutral paint, sturdy fixtures) to boost ROI.
 - **Both:** Add 10-20% for surprises—older London homes often hide plumbing or structural quirks.
Action: Request a free quote from LMDEC to pinpoint costs early—call us at **[Insert Phone Number]**.
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Step 3: Plan Your Timeline

Timing matters:

- **Homeowners:** A bathroom redo might take 2-3 weeks—plan around your schedule (e.g., staying with family).
 - **Landlords:** A full refurbishment (2-3 months) should align with tenant turnover to minimize vacancies.
Action: Start planning 3-6 months ahead to secure materials and pros—London's busy seasons can delay things.
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Step 4: Choose the Right Team

Your refurbishment's success depends on expertise:

- **Homeowners:** Look for a team that nails your vision—LMDEC excels at custom renovations like open-plan living.
- **Landlords:** Need reliability and speed? We manage all trades (plumbing, electrical, etc.) to get properties rent-ready fast.

- **Both:** Local London know-how is key—Victorian terraces and modern flats have unique needs.
Action: Check our portfolio at lmdec.co.uk for proof of our work.
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Step 5: Get Inspired

Tailor your refurbishment to your goals:

- **Homeowners:** Dream big—think smart tech or a spa-like bathroom. Browse online for styles you love.
 - **Landlords:** Focus on practicality—hard-wearing carpets, modern kitchens, and compliance (e.g., fire safety regs).
 - **Both:** Permissions matter in London—LMDEC can guide you through planning rules or building codes.
Action: Visit lmdec.co.uk to see our past projects, from homeowner havens to landlord goldmines.
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Ready to Refurbish?

For homeowners, a refurbishment creates your ideal home. For landlords, it's a smart investment that pays off in rent and retention. Don't risk DIY headaches—trust LMDEC Ltd. to deliver quality, on time, every time.

[Contact Us Today!](#)

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