ONE SHOT / PREPARATION GUIDE / 01

Preparing for property photography

Simple steps to help your property look its best and make the shoot run smoothly. Go through each room and use the checklist before the photographer arrives.

Put these out of sight

Everyday clutter: mail, papers, remote controls, chargers, loose cables, bags, shoes and coats.

Cleaning and laundry items: bins, cleaning products, vacuum cleaners, mops, laundry baskets, drying racks and dirty laundry.

Personal items: family photos, documents showing names, medicines, toiletries and visible personal information.

Remove notes and magnets from the fridge too.

Small valuables: put jewellery, money, keys and small electronic devices in a drawer or cupboard so they do not appear in the photos.

Let the light in

Draw curtains back neatly on both sides. Open blinds and raise roller blinds to let in daylight and show the view.

Keep blinds at a similar height within each room and clear windowsills. Clean visible window panes and mirrors.

Turn on ceiling lights, wall lights and lamps. Replace blown bulbs and use a similar light colour within each room. Turn off TVs and computer screens.

A simple rule of thumb

Keep it clean, bright and simply styled. Leave surfaces mostly clear and store loose items in one place that will not be photographed. The photographer can then adjust lights and curtains to suit the conditions.

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Go through each room

Clean first, then arrange the room. A few carefully chosen items add warmth without drawing attention away from the property.

Kitchen and dining room

Clear worktops. Put small appliances, washing-up liquid, sponges, cloths and drying racks out of sight. One coffee machine or an attractive fruit bowl can stay.

Empty and clean the sink. Polish taps, the hob and appliance fronts. Keep the dishwasher, oven and cupboards closed.

Take out rubbish and remove pet bowls. Wipe the dining table and arrange chairs evenly. A simple decoration is enough.

Bathrooms and utility rooms

Remove toothbrushes, soap bottles, shampoo, razors and other toiletries, including those in the shower and bath.

Clean mirrors, glass, sinks and taps. Close the toilet lid and put the toilet brush, bin and spare rolls out of sight.

Hang clean, matching towels neatly. Remove bath mats if they hide the floor. Put laundry and detergents away.

Living room and shared spaces

Straighten cushions, smooth the sofa and fold blankets neatly. Keep coffee tables and shelves tidy and avoid too many decorations.

Put away toys, cables and work materials. Empty visible wastepaper bins and keep walkways clear.

Straighten rugs, chairs and wall pictures. Move small furniture that makes the room feel cramped, if it is easy and safe to do so.

Bedrooms

Make beds carefully with clean, preferably plain bedding. Smooth creases, straighten duvets and arrange pillows neatly.

Clear bedside tables and chests of drawers. Remove clothes, slippers, laundry and any visible items under beds.

Close wardrobes and drawers. Tidy toys in children's bedrooms and remove visible names and personal information.

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Ready inside and out

Prepare every area to be photographed and make sure it is accessible.

Entrance, garden and balconies

Sweep the entrance, steps, balconies and decking. Remove rubbish, weeds and loose items. Mow the lawn and tidy plants as needed for the season.

Put away hoses, tools, toys and garden equipment. Move bins out of view where possible and put furniture covers aside during the shoot.

Clean outdoor furniture and arrange it neatly. Add clean cushions if the weather allows and keep as much of the balcony floor visible as possible.

Move cars away from the driveway and front of the property where possible. Make sure bicycles, trailers and other loose items do not block the view of the property.

People and pets

Arrange for people to stay out of the rooms being photographed. Watch for reflections in mirrors and glass too.

Keep pets safely away from the shooting areas or arrange for someone to look after them. Remove pet beds, cages, bowls, litter trays and toys; vacuum pet hair and clean any stains.

Let the photographer know in advance if pets will be present or if any special access arrangements are needed.

Access and arrangements

Confirm the time, address, flat number and contact phone number. Share parking details, entry-phone instructions and anything else that will help on arrival.

Have keys ready and make sure all agreed areas are accessible, including storage rooms, the garage, balconies and shared areas where relevant.

Choose a storage spot in advance for items that should stay out of the photos. Avoid repeatedly moving the same items between rooms during the shoot.

Tell the photographer about any priorities, inaccessible areas or building work before they arrive.

Allow enough time

Aim to finish major cleaning and tidying the day before. That leaves just a quick check on the day and more time to photograph the property.

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Shoot-day checklist

Walk through the property just before the photographer arrives. Pause in each doorway and look at the room as if it were a photograph.

- [ ] **Surfaces and floors**

  Tables and windowsills are tidy; rubbish, laundry, shoes and loose items are out of sight.

- [ ] **Curtains and windows**

  Curtains are drawn back, blinds are open and roller blinds are at matching heights. Windows and mirrors are clean.

- [ ] **Lights and screens**

  All relevant lights are on and bulbs are working. TVs and computer screens are off.

- [ ] **Kitchen**

  The sink is empty and clean, worktops are tidy, and cloths, sponges and rubbish are hidden.

- [ ] **Bathrooms**

  Toilet lids are closed, toiletries are put away and clean towels are hanging neatly.

- [ ] **Beds and seating**

  Beds are made, bedding is smooth and sofa cushions are arranged. Clothes and toys are put away.

- [ ] **Outdoor areas**

  The entrance and balconies are tidy. Cars and loose items do not block the view of the property.

- [ ] **Personal belongings**

  Personal information, family photos and small valuables are out of sight so they will not appear in the photos.

- [ ] **People and pets**

  Shooting areas are clear and pets are somewhere safe. Reflections have been checked for people.

- [ ] **Access is ready**

  Keys are available, all agreed areas are accessible and the contact person can be reached by phone.

Do what you can

This list is a useful guide if you want your property looking its best for the shoot. We understand that not every situation allows for all this preparation. Do what you can, and we will work with the circumstances together.

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Questions before the shoot

Does the property need to be empty for photography?

You do not need to empty your home. The aim is to show the rooms clearly with furniture and simple styling, while keeping clutter and personal information out of sight. In an empty flat, focus on clean floors, windows and surfaces, and easy access.

How should I prepare a commercial or industrial unit?

Make sure all units to be photographed are accessible and a contact person is available. Clear walkways, put away loose tools and check the lighting. If entrances, loading doors or parking spaces matter to the presentation, they should be accessible for photography. Let us know in advance if the premises will be in use so we can plan around it.

How should I prepare for drone photography?

Let us know which parts of the property and surrounding area you want to show. Tidy loose items outside and move cars that block the front of the property where possible. Drone flights depend on weather and permissions; preparation alone does not guarantee that a flight will be possible at a particular time.

Ready for the shoot?

Explore our services and prices, then choose a time that suits you.

Book property photography at oneshot.is