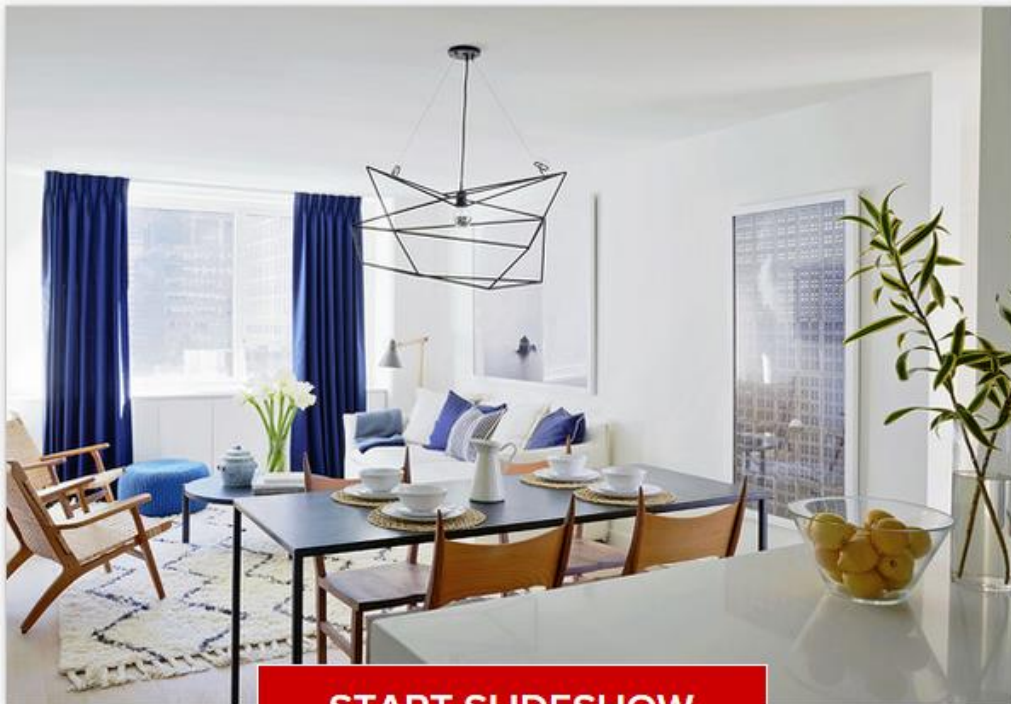


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Small Space Decorating Tips for a One- Two- and Three-Bedroom Apartment



The designers of **ASH NYC** made their name taking apartment staging to the next level. Not just filling white-box condos with cookie-cutter furniture that "appeals to everyone," but making a certain lifestyle a tangible, beautifully decorated thing you can walk around in—and frankly, making us want to move into a new place without changing a damn thing. The firm, which also designs **gorgeous private homes** and **hotels**, recently worked their magic on three units in New York's **Fifty Third and Eighth** building.

(Source: Christian Harder)



Got No Type

The three apartments, a one-bedroom, a two-bedroom, and a three-bedroom, were designed with particular buyers in mind—an artsy single gal, a sophisticated bachelor, and a young family, respectively—and are packed with small-space living tips you can use, whether you're decorating your own tiny pad or staging it to sell.

(Source: Christian Harder)



(Source: Christian Harder)

Choose Your Path

"We sat down and started talking out these buzz words. Then we edited that down to the ones we really wanted to be the vibe," says ASH's Andrew Bowen. For the one-bedroom, "Boom Boom Room," "Gossip Girl," "avant-garde," and "posh" made the final mood board.



Go Beyond the Pale

A leggy gold console from **Organic Modernism** and two Jugu hats from **African Art** make for a girly yet sophisticated bedroom. Pale walls and floors, and a lack of filler furnishings keep the space feeling airy.



(Source- Christian Harder)

Measure Twice, Shop Once

When starting in on a small space, the designers recommend focussing on the most important—and potentially problematic—piece first. "Buy the sofa before the side chair," says designer Will Cooper. Know how big your big pieces are and mark out your floor plan with painters tape. "We use newspaper to see the mass of something on the floor." In the living room of the two-bedroom bachelor pad a **Serge Mouille** wall light doesn't take up precious square inches of ground space.



(Source: Christian Harder)

Learn from the Masters

The biggest design mistake apartment dwellers and stagers alike make? "The first is clutter," says Cooper. "Remove anything personal, and don't shove all your furniture up against the walls. Think about the flow of the space." Off-putting paint colors is another repeat offender. In the two-bedroom's master, the serene palette is masculine but not without a little dose of glam. Check out those bedside lamps.



Work on Flexibility

Stools can serve as extra seating or a side table. "Pieces like that, that are not a permanent feature, offer flexibility. We try to do that in all our spaces," adds Cooper. Shapeshifting is especially important in a multipurpose space like the two-bedroom's office/guest room/lounge.

(Source: Christian Harder)



(Source: Christian Harder)

Know Your Max Capacity

When it comes to staging, Bowen explains, "It's a careful balance of showing the most you can fit—like six people at the dining table, or five people with an ottoman in the living room [in the family home]—without making it feel cluttered or too full." A similar rule of thumb works for decorating your own small space, too: "Ask yourself, can I continuously walk around the furniture?"



(Source: Christian Harder)

Think Outside the City

The designers chose neutral colors, and classic pairings, like blue and white, that are universally loved for the three-bedroom. They also made a point to choose items that feel like they'd be found in a larger home, like a trad chinoiserie lamp and stately dresser. "It's a style that would work in a Hamptons weekend home," as Bowen describes it.



Balance Form, Function, and Fun

In a kids' space functionality is key, but it doesn't need to come at the expense of good design. The three-bedroom's nursery features edgy storage bins/stools by **Martino Gamper** alongside a sweet floor lamp from **Anthropologie**.

(Source: Christian Harder)



(Source: Christian Harder)

Go For the Classics

When you live in a small space it's easy to feel stuck with your furniture choices. Relying on design classics that are proven to work in small spaces (and with a variety of aesthetics) is always a solid bet. This Panton chair from **Hive Modern** is a statement that won't go out of style.

Love ASH's style? Tour a **Hamptons home**, a **Providence hotel**, and founder Ari Heckman's **NYC apartment**.