REGISTERED NUMBER: 06299847 (England and Wales)

9 WEST EATON PLACE (FLAT 1) LTD

ABBREVIATED UNAUDITED ACCOUNTS

FOR THE YEAR ENDED 30 APRIL 2014

CONTENTS OF THE ABBREVIATED ACCOUNTS FOR THE YEAR ENDED 30 APRIL 2014

	Page
Company Information	1
Abbreviated Balance Sheet	2
Notes to the Abbreviated Accounts	4
Chartered Accountants' Report	6

9 WEST EATON PLACE (FLAT 1) LTD

COMPANY INFORMATION
FOR THE YEAR ENDED 30 APRIL 2014

DIRECTOR:	A Zarbafi
SECRETARY:	Answerbuy Limited
REGISTERED OFFICE:	Station House Connaught Road Brookwood WOKING Surrey GU24 0ER
REGISTERED NUMBER:	06299847 (England and Wales)
ACCOUNTANTS:	HPCA Limited Chartered Accountants Station House Connaught Road Brookwood Woking Surrey GU24 0ER

ABBREVIATED BALANCE SHEET
30 APRIL
2014

	Notes	2014 £	2014 £	2013 £	2013 £
FIXED ASSETS					
Tangible assets	2		5,533,439		5,820,635
CURRENT ASSETS					
Debtors		-		154,562	
Cash at bank		-		132	
		-		154,694	
CREDITORS					
Amounts falling due within one year		192,972		181,825	
NET CURRENT LIABILITIES			(192,972)		(27,131)
TOTAL ASSETS LESS CURRENT LIABILITIES			5,340,467		5,793,504
CREDITORS					
Amounts falling due after more than one year			4,415,723		4,425,092
NET ASSETS			924,744		1,368,412
CAPITAL AND RESERVES					
Called up share capital	3		100		100
Revaluation reserve			1,625,839		1,939,937
Profit and loss account			(701,195)		(571,625)
SHAREHOLDERS' FUNDS			924,744		1,368,412

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 April 2014.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 April 2014 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges his responsibilities for:

(a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and

(b) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

The notes form part of these abbreviated accounts

continued...

ABBREVIATED BALANCE SHEET - continued
30 APRIL
2014

The abbreviated accounts have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

The financial statements were approved by the director on 27 January 2015 and were signed by:

A Zarbafi - Director

The notes form part of these abbreviated accounts

NOTES TO THE ABBREVIATED ACCOUNTS FOR THE YEAR ENDED 30 APRIL 2014

1. **ACCOUNTING POLICIES**

Accounting convention
The financial statements have been prepared under the historical cost convention as modified by the revaluation
of certain assets and in accordance with the Financial Reporting Standard for Smaller Entities (effective April
2008).

Turnover
Turnover represents rent receivable for the year.

Tangible fixed assets
Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Furniture & fixtures - 33% on cost

Deferred tax
Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance
sheet date where transactions or events that result in an obligation to pay more tax in the future or a right to pay
less tax in the future have occurred at the balance sheet date. Taxable losses carried forward which result in the
right to pay less tax in the future are only provided to the extent that they are recoverable. Timing differences are
differences between the company's taxable profits and its results as stated in the financial statements.

No provision is made for deferred tax on unrealised gains recognised on revaluing property to its market value.

Deferred tax is measured at the tax rates that are expected to apply in the periods in which timing differences are
expected to reverse, based on tax rates and laws that have been enacted or substantially enacted by the balance
sheet date. Deferred tax is measured on a non-discounted basis.

Investment property
In accordance with Statement of Standard Accounting Practice Number 19, investment properties are revalued
annually and the aggregate surplus or deficit is transfered to a revaluation reserve and no depreciation or
amortisation is provided in respect of the freehold investment properties.

This treatment of the company's investment properties is a departure from the requirements of the Companies
Act 2006 concerning depreciation of fixed assets. However, these properties are not held for consumption but for
investment, and the directors consider that systematic annual depreciation or amortisation would be
inappropriate. The accounting policy adopted by the company is therefore necessary for the accounts to give a

true and fair view. Depreciation or amortisation is only one of the many factors reflected in the annual
revaluation, and the amount which might otherwise have been shown in the financial statements for depreciation
or amortisation cannot be separately identified or quantified.

continued...

NOTES TO THE ABBREVIATED ACCOUNTS - continued FOR THE YEAR ENDED 30 APRIL 2014

2. TANGIBLE FIXED ASSETS

	Total £
COST OR VALUATION	
At 1 May 2013	5,932,586
Additions	31,512
Revaluations	(314,098)
At 30 April 2014	5,650,000
DEPRECIATION	
At 1 May 2013	111,951
Charge for year	4,610
At 30 April 2014	116,561
NET BOOK VALUE	
At 30 April 2014	5,533,439
At 30 April 2013	5,820,635

3. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	2014 £	2013 £
100	Authorised	£1	100	100

4. ULTIMATE PARENT COMPANY

The immediate and ultimate parent company is Siza Holdings Limited, a company incorporated in England.

CHARTERED ACCOUNTANTS' REPORT TO THE DIRECTOR ON THE UNAUDITED FINANCIAL STATEMENTS OF 9 WEST EATON PLACE (FLAT 1) LTD

The following reproduces the text of the report prepared for the director in respect of the company's annual unaudited financial statements, from which the unaudited abbreviated accounts (set out on pages two to five) have been prepared.

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of 9 West Eaton Place (Flat 1) Ltd for the year ended 30 April 2014 which comprise the Profit and Loss Account, the Balance Sheet and the related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed at icaew.com/membershandbook.

This report is made solely to the director of 9 West Eaton Place (Flat 1) Ltd in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of 9 West Eaton Place (Flat 1) Ltd and state those matters that we have agreed to state to the director of 9 West Eaton Place (Flat 1) Ltd in this report in accordance with AAF 2/10 as detailed at icaew.com/compilation. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and its director for our work or for this report.

It is your duty to ensure that 9 West Eaton Place (Flat 1) Ltd has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and loss of 9 West Eaton Place (Flat 1) Ltd. You consider that 9 West Eaton Place (Flat 1) Ltd is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of 9 West Eaton Place (Flat 1) Ltd. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

HPCA Limited
Chartered Accountants
Station House
Connaught Road
Brookwood

This page does not form part of the abbreviated accounts