

**REGISTERED NUMBER: OC311429 (England and Wales)**

**UNAUDITED FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 5 APRIL 2017**

**FOR**

**CENTRAL LONDON PROPERTY INVESTMENTS LLP**

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**for the Year Ended 5 APRIL 2017**

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**CENTRAL LONDON PROPERTY INVESTMENTS LLP**

**GENERAL INFORMATION**  
**for the Year Ended 5 APRIL 2017**

**DESIGNATED MEMBERS:**

S E Ruback  
Mrs M L Sint  
J L Ruback  
A J Sint

**REGISTERED OFFICE:**

12 Aldenham Avenue  
Radlett  
Hertfordshire  
WD7 8HX

**REGISTERED NUMBER:**

OC311429 (England and Wales)

**ACCOUNTANTS:**

Stephen Starr Limited  
12 Aldenham Avenue  
Radlett  
Hertfordshire  
WD7 8HX

**BALANCE SHEET****5 APRIL 2017**

|  |           |           |
|--|-----------|-----------|
|  | 5.4.17    | 5.4.16    |
|  | £         | £         |
| <b>FIXED ASSETS</b>                          | 1,004,685 | 1,004,685 |
| <b>CURRENT ASSETS</b>                        | 160,208   | 166,532   |
| <b>CREDITORS</b>                             |           |           |
| Amounts falling due within one year          | (103,005) | (117,266) |
| <b>NET CURRENT ASSETS</b>                    | 57,203    | 49,266    |
| <b>TOTAL ASSETS LESS CURRENT LIABILITIES</b> | 1,061,888 | 1,053,951 |
| <b>CREDITORS</b>                             |           |           |
| Amounts falling due after more than one year | (540,625) | (578,125) |
| <b>NET ASSETS</b>                            | 521,263   | 475,826   |
| <b>LOANS AND OTHER DEBTS DUE TO MEMBERS</b>  | 521,263   | 475,826   |

The LLP is entitled to exemption from audit under Section 477 of the Companies Act 2006 as applied to LLPs by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008 for the year ended 5 April 2017.

The members acknowledge their responsibilities for:

- ensuring that the LLP keeps accounting records which comply with Sections 386 and 387 of the
- (a) Companies Act 2006 as applied to LLPs by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008 and preparing financial statements which give a true and fair view of the state of affairs of the LLP 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
- (b) Companies Act 2006 as applied to LLPs by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008 relating to financial statements, so far as applicable to the LLP.

**BALANCE SHEET - continued**

**5 APRIL 2017**

The financial statements have been prepared in accordance with the micro-entity provisions and delivered in accordance with the provisions of Part 15 of the Companies Act 2006 as applied to LLPs by the Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008 relating to small LLPs.

The financial statements were approved by the members of the LLP on 26 July 2017 and were signed by:

J L Ruback - Designated member

A J Sint - Designated member

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.