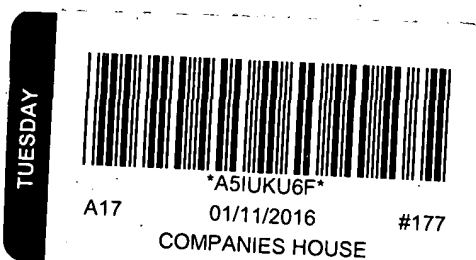

21 BOLTON GARDENS LIMITED

UNAUDITED
DIRECTORS' REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2016



21 BOLTON GARDENS LIMITED

COMPANY INFORMATION

DIRECTORS

I Ashe-Taylor
T J Ashe-Taylor
G F Lengvari
I Lengvari

COMPANY SECRETARY

Principia Estate & Asset Management Limited

REGISTERED NUMBER

04404910

REGISTERED OFFICE

The Studio
16 Cavaye Place
London
SW10 9PT

ACCOUNTANTS

Gibson Appleby
Chartered Accountants
1-3 Ship Street
Shoreham-by-Sea
West Sussex
BN43 5DH

21 BOLTON GARDENS LIMITED

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21 BOLTON GARDENS LIMITED

**DIRECTORS' REPORT
FOR THE YEAR ENDED 31 MARCH 2016**

The directors present their report and the unaudited financial statements for the year ended 31 March 2016.

PRINCIPAL ACTIVITIES

The principal activity of the company is to act as the service manager of the flats known as 21 Bolton Gardens, London on a non profit basis. The whole of the service and management expenses are recoverable from the lessees in accordance with the terms of their respective leases.

REVIEW OF ACTIVITIES

The company acts as a trustee in respect of service charge monies collected in connection with the above property. In accordance with accounting recommendations from ARMA (Association of Residential Managing Agents), details of service charge monies have been excluded from the accounts as the company acts only in a trustee capacity in this connection. Separate service charge accounts have been prepared and certified.

DIRECTORS

The directors who served during the year were:

I Ashe-Taylor
T J Ashe-Taylor
G F Lengvari
I Lengvari

This report has been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

This report was approved by the board and signed on its behalf.

DocuSigned by:

Farrar Property Management

CDFC7F8FD6884P0.....
M Low (for and on behalf of Principia Estate & Asset Management Limited)
Secretary

Date: 10/25/2016

21 BOLTON GARDENS LIMITED

**CHARTERED ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS ON THE PREPARATION OF
THE UNAUDITED STATUTORY FINANCIAL STATEMENTS OF 21 BOLTON GARDENS LIMITED
FOR THE YEAR ENDED 31 MARCH 2016**

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of 21 Bolton Gardens Limited for the year ended 31 March 2016 which comprise the Income and expenditure account, the Balance sheet and the related notes from the company's accounting records and from information and explanations you have given to us.

As a 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 <http://www.icaew.com/en/membership/regulations-standards-and-guidance>.

This report is made solely to the Board of directors of 21 Bolton Gardens Limited, as a body, in accordance with the terms of our engagement letter. Our work has been undertaken solely to prepare for your approval the financial statements of 21 Bolton Gardens Limited and state those matters that we have agreed to state to the Board of directors of 21 Bolton Gardens Limited, as a body, in this report in accordance with ICAEW Technical release TECH07/16AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than 21 Bolton Gardens Limited and its Board of directors, as a body, for our work or for this report.

It is your duty to ensure that 21 Bolton Gardens Limited 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 profit or loss of 21 Bolton Gardens Limited. You consider that 21 Bolton Gardens Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or review of the financial statements of 21 Bolton Gardens Limited. 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.

DocuSigned by:

Gibson Appleby

A1D63454207345C
Gibson Appleby

Chartered Accountants

1-3 Ship Street
Shoreham-by-Sea
West Sussex
BN43 5DH

Date: 10/25/2016

21 BOLTON GARDENS LIMITED

**INCOME AND EXPENDITURE ACCOUNT
FOR THE YEAR ENDED 31 MARCH 2016**

The company has not traded during the year or the preceding financial year. During these periods, the company received no income and incurred no expenditure and therefore made neither profit or loss.

21 BOLTON GARDENS LIMITED
REGISTERED NUMBER: 04404910

BALANCE SHEET
AS AT 31 MARCH 2016

	Note	2016 £	2015 £
FIXED ASSETS			
Tangible assets	2	88,601	88,601
CURRENT ASSETS			
Debtors	3	5	5
TOTAL ASSETS LESS CURRENT LIABILITIES		88,606	88,606
CREDITORS: amounts falling due after more than one year	4	(88,601)	(88,601)
NET ASSETS		5	5
CAPITAL AND RESERVES			
Called up share capital	5	5	5
SHAREHOLDERS' FUNDS		5	5


The financial statements have been prepared in accordance with the special provisions applicable to small companies within Part 15 of the Companies Act 2006 and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

For the year ended 31 March 2016 the company was entitled to exemption from audit under section 480 of the Companies Act 2006.

Members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and for preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of the financial year and of its profit or loss for the financial year, in accordance with the requirements of sections 394 and 395 of the Act and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

The financial statements were approved and authorised for issue by the board and were signed on its behalf by:

DocuSigned by:


T. J. Ashe-Taylor
 Director

Date: 24/10/2016

The notes on page 5 form part of these financial statements.

21 BOLTON GARDENS LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2016**

1. ACCOUNTING POLICIES**1.1 Basis of preparation of financial statements**

The financial statements have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

1.2 Investment properties

Investment properties are included in the Balance sheet at their open market value in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015) and are not depreciated. This treatment is contrary to the Companies Act 2006 which states that fixed assets should be depreciated but is, in the opinion of the directors, necessary in order to give a true and fair view of the financial position of the company.

2. TANGIBLE FIXED ASSETS

	Land and buildings £
Cost / Valuation	
At 1 April 2015 and 31 March 2016	88,601

3. DEBTORS

	2016 £	2015 £
Other debtors	5	5

**4. CREDITORS:
Amounts falling due after more than one year**

	2016 £	2015 £
Loan from shareholders repayable should the freehold be sold	88,601	88,601

5. SHARE CAPITAL

	2016 £	2015 £
Allotted, called up and fully paid		
5 Ordinary shares of £1 each	5	5