

REGISTERED NUMBER: 04876735 (England and Wales)

Unaudited Financial Statements for the Year Ended 31 August 2017

for

4 Talbot Road Ltd.

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for the Year Ended 31 August 2017

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4 Talbot Road Ltd.

Company Information
for the Year Ended 31 August 2017

DIRECTOR: Y David

REGISTERED OFFICE: 1st Floor
314 Regents Park Road
Finchley
London
N3 2LT

REGISTERED NUMBER: 04876735 (England and Wales)

ACCOUNTANTS: Wolfson Associates Limited
1st Floor
314 Regents Park Road
Finchley
London
N3 2LT

Balance Sheet
31 August 2017

	Notes	31.8.17 £	£	31.8.16 £	£
FIXED ASSETS					
Tangible assets	3		1,020		1,275
Investment property	4		<u>3,288,400</u>		<u>3,250,000</u>
			3,289,420		3,251,275
CURRENT ASSETS					
Debtors	5	29,128		58,911	
Cash at bank		<u>-</u>		<u>495</u>	
		29,128		59,406	
CREDITORS					
Amounts falling due within one year	6	<u>1,686,026</u>		<u>1,681,707</u>	
NET CURRENT LIABILITIES			<u>(1,656,898)</u>		<u>(1,622,301)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			1,632,522		1,628,974
PROVISIONS FOR LIABILITIES			<u>289,415</u>		<u>289,415</u>
NET ASSETS			<u>1,343,107</u>		<u>1,339,559</u>
CAPITAL AND RESERVES					
Called up share capital			100		100
Retained earnings			<u>1,343,007</u>		<u>1,339,459</u>
SHAREHOLDERS' FUNDS			<u>1,343,107</u>		<u>1,339,559</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 August 2017.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 August 2017 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 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.
- (b)

Balance Sheet - continued
31 August 2017

The financial statements have been prepared and delivered in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

In accordance with Section 444 of the Companies Act 2006, the Income Statement has not been delivered.

The financial statements were approved by the director on 10 January 2018 and were signed by:

Y David - Director

Notes to the Financial Statements
for the Year Ended 31 August 2017

1. STATUTORY INFORMATION

4 Talbot Road Ltd. is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

2. ACCOUNTING POLICIES

Basis of preparing the financial statements

These financial statements have been prepared in accordance with the provisions of Section 1A "Small Entities" of Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

Turnover

Turnover is measured at the fair value of the consideration received or receivable, excluding discounts, rebates, value added tax and other sales taxes.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.
Fixtures and fittings - 20% on reducing balance

Investment property

Investment properties are shown at their open market value. The surplus or deficit arising from the annual revaluation is transferred to the revaluation reserve unless a deficit, or its reversal, on an individual investment property is expected to be permanent, in which case it is recognised in the profit and loss account for the year. This is in accordance with SSAP 19 which, unlike Schedule 4 to the Companies Act 1985, does not require depreciation of investment properties. Investment properties are held for their investment potential and not for use by the company and so their current value is of prime importance. The departure from the provisions of the Act is required in order to give a true and fair view.

3. TANGIBLE FIXED ASSETS

	Fixtures and fittings £
COST	
At 1 September 2016 and 31 August 2017	<u>21,905</u>
DEPRECIATION	
At 1 September 2016	20,630
Charge for year	<u>255</u>
At 31 August 2017	<u>20,885</u>
NET BOOK VALUE	
At 31 August 2017	<u>1,020</u>
At 31 August 2016	<u>1,275</u>

Notes to the Financial Statements - continued
for the Year Ended 31 August 2017

4. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 September 2016	3,250,000
Additions	38,400
At 31 August 2017	<u>3,288,400</u>
NET BOOK VALUE	
At 31 August 2017	<u>3,288,400</u>
At 31 August 2016	<u>3,250,000</u>

Fair value at 31 August 2017 is represented by:

	£
Valuation in 2008	1,726,766
Valuation in 2009	773,234
Valuation in 2014	750,000
Valuation in 2017	38,400
	<u>3,288,400</u>

If the property had not been revalued it would have been included at the following historical cost:

	31.8.17 £	31.8.16 £
Cost	<u>1,726,766</u>	<u>1,726,766</u>

Investment property was valued on an open market basis on 31 August 2014 by the director .

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.8.17 £	31.8.16 £
Other debtors	27,056	57,049
Prepayments and accrued income	<u>2,072</u>	<u>1,862</u>
	<u>29,128</u>	<u>58,911</u>

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.8.17 £	31.8.16 £
Tax	29,559	28,208
Other creditors	1,639,211	1,639,211
Accruals and deferred income	<u>17,256</u>	<u>14,288</u>
	<u>1,686,026</u>	<u>1,681,707</u>

7. DIRECTORS' ADVANCES, CREDITS AND GUARANTEES

At 1 September 2015 the director's loan account had a credit balance of £1,639,211. There were no movements during the year. As a result, at 31 August 2016 the company owed £1,639,211 to the director.

Notes to the Financial Statements - continued
for the Year Ended 31 August 2017

8. ULTIMATE CONTROLLING PARTY

The controlling party of the company is the director, Mr Y David, by holding 100% of the issued share capital.

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.