

1 AND 3 EARDLEY CRESCENT LIMITED

FINANCIAL STATEMENTS

FOR THE PERIOD

29 NOVEMBER 2011 TO 30 NOVEMBER 2012



Company registration number: 07865058

1 AND 3 EARDLEY CRESCENT LIMITED

COMPANY INFORMATION

Directors Katherine Louise ALEXANDER
Sally Ann GROENENDIJK-TRIGUES
Amanda MCALLISTER

Secretary Sally Ann GROENENDIJK-TRIGUES

Registered Office 1C Eardley Crescent
London
SW5 9JS

Registered Number 07865058 (England and Wales)

These are the appointments as at the Balance Sheet date. Please see "Directors" and "Post Balance Sheet Events" within the Directors' report for details of the appointments in place at other times.

1 AND 3 EARDLEY CRESCENT LIMITED
REGISTERED NUMBER 07865058 ("THE COMPANY")
DIRECTORS' REPORT
FOR THE PERIOD 29 NOVEMBER 2011 TO 30 NOVEMBER 2012

The directors present their report with the financial statements of the Company for the period 29 November 2011 to 30 November 2012

PRINCIPAL ACTIVITY

The principal activity of the Company in the period under review was that of a freehold management company of the properties 1 Eardley Crescent London SW5 9JS and 3 Eardley Crescent London SW5 9JS ("the Properties")

REVIEW OF BUSINESS

The results for the period and financial position of the Company are shown on pages 4 and 5 of the financial statements. 13 shares were allotted for cash at par value of £1 each during the period under review. On 21 December 2011 the Company acquired the freehold reversions of the Properties, using its share capital and funds loaned for the purpose by leaseholders of the properties (who were or became members of the company). The terms of the loans entailed waiver of ground rent with effect from that date and dealing with the Company's administrative costs from that date. The Company, otherwise, was dormant throughout the period.

DIRECTORS

The following directors have held office since 29 November 2011

Name	Date of Appointment	Date of Resignation
Robert George ADAMS	29 November 2011	27 August 2012
Katherine Louise ALEXANDER	10 July 2012	-
ELMIRA Limited	29 November 2011	26 November 2012
Sally Ann GROENENDIJK-TRIGUES	29 November 2011	21 May 2013
Kerstin Dinah INGHAM	5 March 2013	-
Amanda MCALLISTER	11 July 2012	-
Rupert Paul STEELE OBE	21 May 2013	-

POST BALANCE SHEET EVENTS

On 5 March 2013, Sally Ann Groenendijk-Trigues, who had been appointed as secretary on 29 November 2011, resigned and Katherine Louise Alexander was appointed in her place.

Other than the changes in directors reported above, there have been no other post balance sheet events which affect the financial statements.

STATEMENT OF DIRECTORS' RESPONSIBILITIES

The directors are responsible for preparing the financial statements in accordance with applicable law and United Kingdom Generally Accepted Accounting Practice

The Companies Act 2006 requires the directors to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing those financial statements, the directors are required to

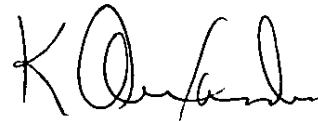
- select suitable accounting policies and then apply them consistently,
- make judgements and estimates that are reasonable and prudent,
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business

The directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the company. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities

SMALL COMPANY PROVISIONS

The above report has been prepared in accordance with the special provisions relating to small companies within Part 15 of the Companies Act 2006

By Order of the Board

A handwritten signature in black ink, appearing to read 'K L Alexander', is positioned above the printed name and date.

K L Alexander, Secretary
20 August 2013

1 AND 3 EARDLEY CRESCENT LIMITED
INCOME AND EXPENDITURE ACCOUNT
FOR THE PERIOD 29 NOVEMBER 2011 TO 30 NOVEMBER 2012

	£
Income	-
Expenditure	-
	<u>-</u>
	<u>-</u>

1 AND 3 EARDLEY CRESCENT LIMITED (REGISTERED NO 07865058)

BALANCE SHEET AT 30 NOVEMBER 2012

	2012 £
FIXED ASSETS (Note 2)	21,677 01
CURRENT ASSETS	-
CREDITORS FALLING DUE WITHIN 1 YEAR	-
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TOTAL ASSETS LESS CURRENT LIABILITIES	21,677 01
CREDITORS FALLING DUE AFTER MORE THAN 1 YEAR (Note 3)	(21,664 01)
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NET ASSETS	13 00
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CAPITAL AND RESERVES	
Called up share capital (Note 4)	13 00
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	13 00
	<hr/>


For the period ending 30 November 2012, the Company was entitled to exemption from audit under section 477 of the Companies Act 2006 ("the Act") relating to the small companies regime. The members have not required the company to obtain an audit of its accounts for the period in question in accordance with section 476 of the Act.

The directors acknowledge their responsibilities for ensuring that the Company keeps accounting records which comply with section 386 of the Act and for preparing accounts which give a true and fair view of the state of affairs of the Company as at 30 November 2012 and of its profit or loss for the period then ended in accordance with the requirements of section 393 of the Act, and which otherwise comply with the requirements of the Act relating to accounts, so far as applicable to the Company.

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime within Part 15 of the Act and with the Financial Reporting Standard for Smaller Entities (effective April 2008).

These accounts were approved by the board of directors on 20 August 2013.


K L Alexander
Director


R P Steele
Director

1 AND 3 EARDLEY CRESCENT LIMITED
INCOME AND EXPENDITURE ACCOUNT
FOR THE PERIOD 29 NOVEMBER 2011 TO 30 NOVEMBER 2012

1 ACCOUNTING POLICIES

Basis of accounting

The financial statements have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008)

Fixed assets

No depreciation is provided on the freehold reversions

2 TANGIBLE FIXED ASSETS

2012

Cost or valuation

At 29 November 2011

-

Additions

Freehold reversion, 1 Eardley Crescent, London SW5 9JS

At cost, including legal and related expenses

£6,838 51

Freehold reversion, 3 Eardley Crescent, London SW5 9JS

At cost, including legal and related expenses

£14,838 50

At 30 November 2012

£21,677 01

Net book value

At 30 November 2012

£21,677 01

3 MEMBERS' LOANS

For the purpose of acquisition of the freehold reversions of the Properties, the members and prospective members of the Company advanced loans to the Company. In summary, the terms included

- Zero interest,
- Repayment only on final determination of the lease of the flat to which the share relates, to the Member for the time being (save for partial repayment to 1 Eardley Crescent Members, should flat D of 1 Eardley Crescent participate in the freehold at a future date),
- Ground rent under the lease of the Member's flat waived from 21 December 2011 (the Company separately waived ground rent in relation to flat D of 1 Eardley Crescent), and
- An undertaking by the company not to enter into any business save management of the freeholds of the Properties and agreement by the Member that one thirteenth (or one

fourteenth should flat D of 1 Eardley Crescent participate) of the Company's administrative costs (so far as not chargeable under the leases) may be charged as a supplement to, though not part of, the service charge

The loan amounts by reference to the building and flat number are as set out in the table below

Building	Flat	Loan Amount
1 Eardley Crescent	A	£975 93
1 Eardley Crescent	B	£975 93
1 Eardley Crescent	C	£975 93
1 Eardley Crescent	E	£975 93
1 Eardley Crescent	F	£975 93
1 Eardley Crescent	G	£975 93
1 Eardley Crescent	H	£975 93
3 Eardley Crescent	1	£2,472 08
3 Eardley Crescent	2	£2,472 08
3 Eardley Crescent	3	£2,472 09
3 Eardley Crescent	4	£2,472 09
3 Eardley Crescent	5	£2,472 08
3 Eardley Crescent	6	£2,472 08
Total		£21,664.01

4 CALLED UP SHARE CAPITAL

2012

Allotted, issued and fully paid

£13 00

5 DIRECTORS' INTERESTS IN TRANSACTIONS

Each director holds a leasehold interest in 1 Eardley Crescent or 3 Eardley Crescent as the case may be and in the loans described in Note 3 above. The property interests of the directors as at 30 November 2012 were as follows

Name of director	Building	Flat
Katherine Louise Alexander	1 Eardley Crescent	C
Sally Ann Groenendijk-Trigues	3 Eardley Crescent	2
Amanda McAllister	1 Eardley Crescent	A