

Company registration number 10011326 (England and Wales)

CHISWICK PROPERTY INVESTORS LIMITED
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 28 FEBRUARY 2022
PAGES FOR FILING WITH REGISTRAR

CHISWICK PROPERTY INVESTORS LIMITED

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CHISWICK PROPERTY INVESTORS LIMITED

BALANCE SHEET

AS AT 28 FEBRUARY 2022

	Notes	2022 £	£	2021 £	£
Fixed assets					
Investment properties	2		806,249		806,249
Current assets					
Debtors	3	-		9,975	
Cash at bank and in hand		67,026		617	
		<u>67,026</u>		<u>10,592</u>	
Creditors: amounts falling due within one year	4	<u>(505,528)</u>		<u>(3,938)</u>	
Net current (liabilities)/assets			<u>(438,502)</u>		<u>6,654</u>
Total assets less current liabilities			367,747		812,903
Creditors: amounts falling due after more than one year	5		<u>(420,198)</u>		<u>(857,698)</u>
Net liabilities			<u><u>(52,451)</u></u>		<u><u>(44,795)</u></u>
Capital and reserves					
Called up share capital	6		100		100
Profit and loss reserves			<u>(52,551)</u>		<u>(44,895)</u>
Total equity			<u><u>(52,451)</u></u>		<u><u>(44,795)</u></u>

The directors of the company have elected not to include a copy of the profit and loss account within the financial statements.

For the financial year ended 28 February 2022 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476.

These financial statements have been prepared and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

CHISWICK PROPERTY INVESTORS LIMITED

BALANCE SHEET (CONTINUED)

AS AT 28 FEBRUARY 2022

The financial statements were approved by the board of directors and authorised for issue on 21 November 2022 and are signed on its behalf by:

Mr C Smith
Director

Company Registration No. 10011326

CHISWICK PROPERTY INVESTORS LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 28 FEBRUARY 2022

1 Accounting policies

Company information

Chiswick Property Investors Limited is a private company limited by shares incorporated in England and Wales. The registered office is Kings Parade, Lower Coombe Street, Croydon, Surrey, CR0 1AA.

1.1 Accounting convention

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the requirements of the Companies Act 2006 as applicable to companies subject to the small companies regime. The disclosure requirements of section 1A of FRS 102 have been applied other than where additional disclosure is required to show a true and fair view.

The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, [modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value]. The principal accounting policies adopted are set out below.

1.2 Going concern

The company meets its day to day working capital requirements through the support of its directors.

On this basis, the directors consider it appropriate to prepare the financial statements on the going concern basis. The financial statements do not include any adjustments that would result from a withdrawal of the support from the company's directors.

1.3 Turnover

Turnover is recognised at the fair value of the consideration received or receivable for rental income.

1.4 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in profit or loss.

Where fair value cannot be achieved without undue cost or effort, investment property is accounted for as tangible fixed assets.

1.5 Cash at bank and in hand

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.6 Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

CHISWICK PROPERTY INVESTORS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 28 FEBRUARY 2022

1 Accounting policies

(Continued)

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

Basic financial liabilities

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

1.7 Equity instruments

Equity instruments issued by the company are recorded at the proceeds received, net of transaction costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the company.

2 Investment property

2022
£

Fair value

At 1 March 2021 and 28 February 2022

806,249

3 Debtors

Amounts falling due within one year:

2022
£

2021
£

Other debtors

-

9,975

4 Creditors: amounts falling due within one year

2022
£

2021
£

Trade creditors

-

2,054

Other creditors

505,528

1,884

505,528

3,938

5 Creditors: amounts falling due after more than one year

2022
£

2021
£

Other creditors

420,198

857,698

CHISWICK PROPERTY INVESTORS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 28 FEBRUARY 2022

6 Called up share capital

	2022	2021	2022	2021
	Number	Number	£	£
Ordinary share capital				
Issued and fully paid				
Ordinary shares of £1 each	100	100	100	100
	<u> </u>	<u> </u>	<u> </u>	<u> </u>

7 Directors' transactions

Included in other creditors is a balance of £105,199 (2021 - £105,199) due to Mr J Oakley one of the directors of the company.

Included in other creditors is a balance of £105,199 (2021 - £105,199) due to Mr R Matson one of the directors of the company.

Included in other creditors is a balance of £104,899 (2021 - £104,899) due to Mr J McMillan one of the directors of the company.

Included in other creditors is a balance of £104,899 (2021 - £104,899) due to Mr C Smith one of the directors of the company.

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.