

ESTABLISHED ESTATES (TWICKENHAM) LIMITED
ABBREVIATED FINANCIAL STATEMENTS AND
AUDITORS' REPORT
FOR THE YEAR ENDED 31 MAY 2001

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The company's registered number is 783368



AUDITORS' REPORT
TO ESTABLISHED ESTATES (TWICKENHAM) LIMITED
UNDER SECTION 247B OF THE COMPANIES ACT 1985

We have examined the abbreviated accounts on pages 2 to 4, together with the financial statements of the company for the year ended 31 May 2001 prepared under section 226 of the Companies Act 1985.

Respective responsibilities of directors and auditors

The directors are responsible for preparing the abbreviated accounts in accordance with section 246 of the Companies Act 1985. It is our responsibility to form an independent opinion as to whether the company is entitled to deliver abbreviated accounts prepared in accordance with section 246(5) and (6) of the Act to the registrar of companies and whether the accounts to be delivered are properly prepared in accordance with those provisions and to report our opinion to you.

Basis of opinion

We have carried out the procedures we consider necessary to confirm, by reference to the financial statements, that the company is entitled to deliver abbreviated accounts and that the abbreviated accounts to be delivered are properly prepared. The scope of our work for the purpose of this report did not include examining or dealing with events after the date of our report on the full statutory accounts.

Opinion

In our opinion the company is entitled to deliver abbreviated accounts prepared in accordance with section 246A(5) and (6) of the Companies Act 1985, and the abbreviated accounts on pages 2 to 4 are properly prepared in accordance with those provisions.

Other Information

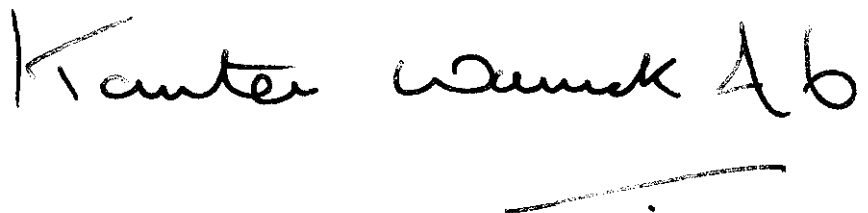
On 22 February 2002 we reported as auditors to the shareholders of the company on the full statutory accounts prepared under section 226 of the Companies Act 1985 and our audit report was qualified arising from omission of revaluation of investment properties and included the following paragraphs:-

"As explained in note 1(b) the financial statements do not include revaluation of investment properties as requested by Statement of Accounting Practice No 19 and we concur the properties are worth substantially in excess of cost.

Except for the failure to revalue investment properties, in our opinion the financial statements give a true and fair view of the state of the company's affairs at 31 May 2001 and of its profit for the year then ended and have been properly prepared in accordance with the Companies Act 1985."

Kanter Warwick & Co
Chartered Accountants
and Registered Auditors
Senator House
2 Graham Road
Hendon
London NW4 3HJ

22 February 2002

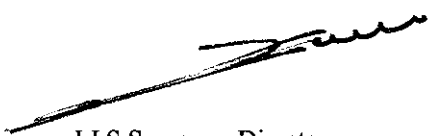
A handwritten signature in black ink, appearing to read 'Kanter Warwick & Co', with a horizontal line drawn underneath it.

ESTABLISHED ESTATES (TWICKENHAM) LIMITED
ABBREVIATED BALANCE SHEET
AT 31 MAY 2001

	Notes	2001 £	£	2000 £
FIXED ASSETS				
Tangible Assets	1b,2		5,284	<u>5,284</u>
CURRENT ASSETS				
Debtors		<u>4,951</u>		<u>2,909</u>
		4,951		2,909
CREDITORS: Amounts falling due within one year		<u>(3,231)</u>		<u>(1,929)</u>
NET CURRENT ASSETS			<u>1,720</u>	<u>980</u>
NET ASSETS		<u>£</u>	<u>7,004</u>	<u>£</u> <u>6,264</u>
CAPITAL AND RESERVES				
Called up share capital	3		100	100
Profit and loss account			<u>6,904</u>	<u>6,164</u>
TOTAL CAPITAL EMPLOYED		<u>£</u>	<u>7,004</u>	<u>£</u> <u>6,264</u>

The abbreviated accounts have been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies.

These abbreviated accounts were approved by the board of directors on 22 February 2002


J J S Symons - Director

The notes on pages 3 to 4 form part of these accounts

ESTABLISHED ESTATES (TWICKENHAM) LIMITED
NOTES TO THE ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 31 MAY 2001

1. ACCOUNTING POLICIES

1a. Basis of accounting

The accounts have been prepared under the historical cost basis of accounting and in accordance with Financial Reporting Standard for Small Entities (effective March 2000)

1b. Tangible fixed assets

Investment properties are stated at cost and have not been revalued. This represents a departure from the recommendations of the Statement of Standard Accounting Practice No.19, under which investment properties are required to be revalued annually. The Directors are of the opinion that the market values of the Company's investment properties are substantially in excess of cost.

No depreciation or amortisation is provided in respect of freehold investment properties. The directors consider that this accounting policy, which is not in accordance with the Companies Act 1985, results in the accounts giving a true and fair view.

	2001	2000
Freehold ground rents - % on cost	Nil	Nil

1c. Turnover

Turnover comprises the amounts (excluding value added tax) derived from the provision of rents receivable in the normal course of business during the year.

2. TANGIBLE FIXED ASSETS

	2001	2000
	£	£
Cost		
At 1 June 2000	5,284	5,284
At 31 May 2001	5,284	5,284
Depreciation		
At 31 May 2001	-	-
Net Book Amounts		
At 31 May 2001	£ 5,284	£ 5,284

ESTABLISHED ESTATES (TWICKENHAM) LIMITED
NOTES TO THE ABBREVIATED ACCOUNTS (CONTINUED)
FOR THE YEAR ENDED 31 MAY 2001

3. CALLED UP SHARE CAPITAL	2001	2000
Authorised:		
	£	£
100 Ordinary shares of £1 each	100	100
	£ 100	£ 100
Allotted, issued and fully paid:		
	£	£
100 Ordinary shares of £1 each	100	100
Total called up share capital	£ 100	£ 100