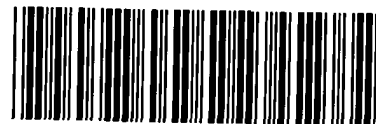


Registered number: 04077085

SYNDLE LIMITED

FINANCIAL STATEMENTS
INFORMATION FOR FILING WITH THE REGISTRAR
FOR THE YEAR ENDED 30 JUNE 2018

MONDAY



LD2 *L7K00PNC* #60
03/12/2018
COMPANIES HOUSE

SYNDLE LIMITED
REGISTERED NUMBER: 04077085

BALANCE SHEET
AS AT 30 JUNE 2018

	2018 £	2017 £
Total assets less current liabilities	-	-
Net assets	-	-
Capital and reserves		
Called up share capital	100	100
Profit and loss account	(100)	(100)
	-	-

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

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

The Company has opted not to file the profit and loss account in accordance with provisions applicable to companies subject to the small companies' regime.

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


Gary Hilton Sacks
Director

Date: 13th November 2018

SYNDLE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2018

1. General information

Syndle Limited (the "Company") is a private company limited by share capital, incorporated under the UK Companies Act and domiciled in England. The address of the Company's registered office is Regina House, 124 Finchley Road, London, NW3 5JS.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

There were no critical judgments nor any critical accounting estimates made in applying the Company's accounting policies towards the preparation of these financial statements in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland.

2.2 Exemption from preparing consolidated financial statements

The Company, and the group headed by it, qualify as small as set out in section 383 of the Companies Act 2006 and the parent and group are considered eligible for the exemption to prepare consolidated accounts.

2.3 Functional and presentational currency

Items included in the financial statements of the Company are measured using the currency of the primary economic environment in which the Company operates (the "functional currency").

The functional currency of the Company and the currency in which the financial statements are presented (the "presentational currency") is 'Pounds Sterling' (£) rounded to the nearest single unit of currency.

2.4 Going concern

The directors having reviewed the Company's financial performance and position up to the date these financial statements were approved and taking into account possible changes determine that the Company will be able to operate within the level of its current facilities and have a reasonable expectation that the Company has adequate resources available at its disposal to continue in operational existence for the foreseeable future.

While there will always remain inherent uncertainty, the directors consider it appropriate to continue to adopt the going concern basis in preparing the Company's financial statements and have not recognised any adjustments in the financial statements that would arise if the going concern basis were to become no longer appropriate.

2.5 Fixed asset investments

Investments held as fixed assets are shown at cost less provision for impairment. The carrying values of fixed asset investments are reviewed for impairment if events or changes in circumstances indicate the carrying value may not be recoverable.

SYNDLE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2018

3. Fixed asset investments

	Investments in subsidiary companies £
Cost or valuation	
At 1 July 2017	1,909,501
At 30 June 2018	1,909,501
Impairment	
At 1 July 2017	1,909,501
At 30 June 2018	1,909,501
At 30 June 2018	-
At 30 June 2017	-

Investments in subsidiary companies comprise of a single 100% holding in the issued share capital of WFR Development Limited; a company incorporated under the UK Companies Act, domiciled in England and whose registered office is located at Regina House, 124 Finchley Road, London, NW3 5JS. The principal activity of WFR Development Limited is that of property trading.

4. Related party transactions

The Company has taken advantage of the exemption provided by paragraph 33.1A of Financial Reporting Standard 102 not to disclose transactions with wholly owned group undertakings. Outstanding aggregated balances with the Company's fellow wholly-owned group undertakings as at the balance sheet date are disclosed, where applicable, within the notes to these financial statements.

There were no further related party transactions and/or reporting period end balances to report.

5. Controlling party

The immediate parent company is City & Docklands London Limited, a company incorporated under the UK Companies Act, which holds a 97.5% interest in the issued share capital of the Company.

The parent undertaking of the smallest group to consolidate these financial statements is Landeck Services Limited, a company incorporated under the BVI Business Companies Act and whose registered office is located at Craigmuir Chambers, Road Town, Tortola, British Virgin Islands.

Copies of consolidated group financial statements for Landeck Services Limited are not publicly available.

SYNDLE LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2018**

6. Auditors' information

The auditors' report on the financial statements for the year ended 30 June 2018 was unqualified.

The audit report was signed on **13-11-2018** by Richard Paul (senior statutory auditor) on behalf of Nyman Libson Paul.