

KNIGHTSBRIDGE CENTRAL (4) LIMITED

AUDITED

ABBREVIATED ACCOUNTS

FOR THE YEAR ENDED 30 APRIL 2015

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KNIGHTSBRIDGE CENTRAL (4) LIMITED

**INDEPENDENT AUDITORS' REPORT TO KNIGHTSBRIDGE CENTRAL (4) LIMITED
UNDER SECTION 449 OF THE COMPANIES ACT 2006**

We have examined the abbreviated accounts set out on pages 2 to 4, together with the financial statements of Knightsbridge Central (4) Limited for the year ended 30 April 2015 prepared under section 396 of the Companies Act 2006.

This report is made solely to the Company in accordance with section 449 of the Companies Act 2006. Our work has been undertaken so that we might state to the Company those matters we are required to state to it in a special Auditors' Report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Company, for our work, for this report, or for the opinions we have formed.

RESPECTIVE RESPONSIBILITIES OF DIRECTORS AND AUDITORS

The Directors are responsible for preparing the abbreviated accounts in accordance with section 444 of the Companies Act 2006. It is our responsibility to form an independent opinion as to whether the Company is entitled to deliver abbreviated accounts to the Registrar of Companies and whether the abbreviated accounts have been properly prepared in accordance with the regulations made under that section and to report our opinion to you.

We conducted our work in accordance with Bulletin 2008/4 issued by the Auditing Practices Board. In accordance with that Bulletin 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 are properly prepared.

OPINION ON FINANCIAL STATEMENTS

In our opinion the Company is entitled to deliver abbreviated accounts prepared in accordance with section 444(3) of the Companies Act 2006, and the abbreviated accounts on pages 2 to 4 have been properly prepared in accordance with the regulations made under that section.

Mercer & Hole

Andrew Lawes (Senior Statutory Auditor)
for and on behalf of
Mercer & Hole
Statutory Auditor
Silbury Court
420 Silbury Boulevard
Milton Keynes
MK9 2AF

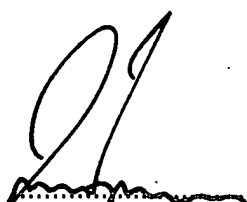
28 January 2016


KNIGHTSBRIDGE CENTRAL (4) LIMITED
REGISTERED NUMBER: 06456358

ABBREVIATED BALANCE SHEET
AS AT 30 APRIL 2015

	Note	£	2015 £	£	2014 £
FIXED ASSETS					
Investment property	2		2,158,004		2,667,089
CURRENT ASSETS					
Stocks		2,050,924		-	
Debtors		26,058		11,031	
Cash at bank		38,507		227,232	
			<u>2,115,489</u>	<u>238,263</u>	
CREDITORS: amounts falling due within one year			<u>(3,538,798)</u>	<u>(80,675)</u>	
NET CURRENT (LIABILITIES)/ASSETS			<u>(1,423,309)</u>		<u>157,588</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>734,695</u>		<u>2,824,677</u>
CREDITORS: amounts falling due after more than one year			<u>(979)</u>		<u>(2,296,745)</u>
NET ASSETS			<u><u>733,716</u></u>		<u><u>527,932</u></u>
CAPITAL AND RESERVES					
Called up share capital	3		1,000		1,000
Profit and loss account			732,716		526,932
SHAREHOLDERS' FUNDS			<u><u>733,716</u></u>		<u><u>527,932</u></u>

The abbreviated accounts, which have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006, were approved and authorised for issue by the board and were signed on its behalf by:


D R Ferguson
 Director


J T Kevill
 Director

Date: 28 January 2016

Date: 28 January 2016

The notes on pages 3 to 4 form part of these financial statements.

KNIGHTSBRIDGE CENTRAL (4) LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS FOR THE YEAR ENDED 30 APRIL 2015

1. ACCOUNTING POLICIES

1.1 Basis of preparation of financial statements

The full financial statements, from which these abbreviated accounts have been extracted, have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008).

1.2 Turnover

Turnover comprises rents receivable recognised by the Company in respect of goods and services supplied during the year, exclusive of Value Added Tax and trade discounts. Income is recognised when substantially all of the risks and rewards have passed to the customer and the right to receive economic benefits is established.

1.3 Investment properties

Investment properties are included in the Balance Sheet at their open market value in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008) and are not depreciated. This treatment is contrary to the Companies Act 2006 which states that fixed assets should be depreciated but is, in the opinion of the Directors, necessary in order to give a true and fair view of the financial position of the Company.

1.4 Stocks

Stocks of properties are valued at the lower of cost and net realisable value. Cost includes all costs incurred in acquiring the properties.

1.5 Other operating income

Other operating income comprises rents receivable, recognised by the company in respect of goods and services supplied during the year exclusive of VAT and trading discounts; specifically related to the properties purchased and held as trading stock.

This income is derived from the renting of the property of the trading stock, to offset the holding costs of the property.

1.6 Deferred taxation

Full provision is made for deferred tax assets and liabilities arising from all timing differences between the recognition of gains and losses in the financial statements and recognition in the tax computation.

A net deferred tax asset is recognised only if it can be regarded as more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

Deferred tax assets and liabilities are calculated at the tax rates expected to be effective at the time the timing differences are expected to reverse.

Deferred tax assets and liabilities are not discounted.

KNIGHTSBRIDGE CENTRAL (4) LIMITED

**NOTES TO THE ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 30 APRIL 2015**

2. INVESTMENT PROPERTY

	£
Valuation	
At 1 May 2014	2,667,089
Additions at cost	1,541,839
Disposals	(2,050,924)
At 30 April 2015	<u>2,158,004</u>

The 2015 valuations were made by directors, on an open market value for existing use basis.

3. SHARE CAPITAL

	2015 £	2014 £
Authorised, allotted, called up and fully paid		
1,000 Ordinary shares of £1 each	<u>1,000</u>	<u>1,000</u>

4. ULTIMATE PARENT UNDERTAKING AND CONTROLLING PARTY

The company's parent undertaking is Knightsbridge Central (7) Limited. The company's ultimate parent undertaking is Lancer Property Holdings Limited, a company incorporated in England and Wales. In the opinion of the Directors there is no ultimate controlling party as at 30 April 2015.

The largest and smallest group of undertakings for which consolidated financial statements are prepared is that headed by Lancer Property Holdings Limited. These are publicly available from: Companies House, Crown Way, Cardiff, CF14 3UZ.