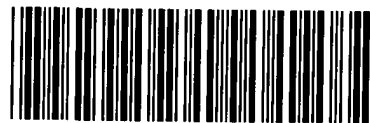


Company Registration No. 10273433 (England and Wales)

86A LONGSTONE AVENUE LIMITED
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JANUARY 2019
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7 86A LONGSTONE AVENUE LIMITED

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86A LONGSTONE AVENUE LIMITED

BALANCE SHEET

AS AT 31 JANUARY 2019

	Notes	2019 £	£	2018 £	£
Fixed assets					
Investment properties	2		605,323		616,720
Current assets					
Debtors	3	3,290		9,699	
Cash at bank and in hand		1,539		1,861	
		<u>4,829</u>		<u>11,560</u>	
Creditors: amounts falling due within one year	4	<u>(366,827)</u>		<u>(386,825)</u>	
Net current liabilities			<u>(361,998)</u>		<u>(375,265)</u>
Total assets less current liabilities			243,325		241,455
Creditors: amounts falling due after more than one year	5		(276,004)		(271,879)
Net liabilities			<u>(32,679)</u>		<u>(30,424)</u>
Capital and reserves					
Called up share capital	6		100		100
Profit and loss reserves			<u>(32,779)</u>		<u>(30,524)</u>
Total equity			<u>(32,679)</u>		<u>(30,424)</u>

86A LONGSTONE AVENUE LIMITED

BALANCE SHEET (CONTINUED)

AS AT 31 JANUARY 2019

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

For the financial year ended 31 January 2019 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The director acknowledges his 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.

The financial statements were approved and signed by the director and authorised for issue on 9/9/19

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M Tabak
Sole Director

Company Registration No. 10273433

86A LONGSTONE AVENUE LIMITED

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 JANUARY 2019

	Share capital £	Profit and loss reserves £	Total £
Balance at 1 June 2017	100	(13,107)	(13,007)
Period ended 31 January 2018:			
Loss and total comprehensive income for the period	-	(17,417)	(17,417)
	<hr/>	<hr/>	<hr/>
Balance at 31 January 2018	100	(30,524)	(30,424)
Period ended 31 January 2019:			
Loss and total comprehensive income for the period	-	(2,255)	(2,255)
	<hr/>	<hr/>	<hr/>
Balance at 31 January 2019	<hr/> 100 <hr/>	<hr/> (32,779) <hr/>	<hr/> (32,679) <hr/>

86A LONGSTONE AVENUE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JANUARY 2019

1 Accounting policies

Company information

86A Longstone Avenue Limited is a private company limited by shares incorporated in England and Wales. The registered office is Olympia House, Armitage Road, London, NW11 8RQ.

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. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the director has a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Thus the director continues to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Turnover

Turnover is recognised at the fair value of the consideration received or receivable for goods and services provided in the normal course of business, and is shown net of VAT and other sales related taxes. The fair value of consideration takes into account trade discounts, settlement discounts and volume rebates.

When cash inflows are deferred and represent a financing arrangement, the fair value of the consideration is the present value of the future receipts. The difference between the fair value of the consideration and the nominal amount received is recognised as interest income.

1.4 Investment properties

Investment properties, which are properties held to earn rentals and/or for capital appreciation, are initially recognised at cost, which includes the purchase cost and any directly attributable expenditure.

1.5 Cash at bank and in hand

Cash at bank and in hand 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.

Financial instruments are recognised in the company's balance sheet when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

86A LONGSTONE AVENUE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 JANUARY 2019

1 Accounting policies

(Continued)

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.

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.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

1.6 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.

1.7 Taxation

The tax expense represents the sum of the tax currently payable and deferred tax.

Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the profit and loss account because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. The company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the reporting end date.

Deferred tax

Deferred tax liabilities are generally recognised for all timing differences and deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Such assets and liabilities are not recognised if the timing difference arises from goodwill or from the initial recognition of other assets and liabilities in a transaction that affects neither the tax profit nor the accounting profit.

86A LONGSTONE AVENUE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 JANUARY 2019

2 Investment property

	2019 £
Fair value	
At incorporation	616,720
Additions	(11,397)
	<u>605,323</u>
At 31 January 2019	<u>605,323</u>

3 Debtors

	2019 £	2018 £
Amounts falling due within one year:		
Amounts owed by group undertakings	-	9,699
Other debtors	3,290	-
	<u>3,290</u>	<u>9,699</u>

4 Creditors: amounts falling due within one year

	2019 £	2018 £
Trade creditors	612	11,397
Other creditors	366,215	375,428
	<u>366,827</u>	<u>386,825</u>

5 Creditors: amounts falling due after more than one year

	2019 £	2018 £
Other creditors	276,004	271,879
	<u>276,004</u>	<u>271,879</u>

At the year end the company had a negative pledge bank loan of £276,004 (2018: £271,879). This loan is interest bearing at a rate of 3.99% per annum.

Amounts included above which fall due after five years are as follows:

Payable other than by instalments	<u>276,004</u>	<u>271,879</u>
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86A LONGSTONE AVENUE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 JANUARY 2019

6 Called up share capital

	2019 £	2018 £
Ordinary share capital Issued and fully paid 100 Ordinary shares of £1 each	100	100
	<u>100</u>	<u>100</u>

7 Ultimate Controlling Party

The ultimate controlling party is Trey Holdings Limited, by virtue of its shareholding.