

**WOODSTOCK PROPERTY TWO LIMITED**  
**UNAUDITED ACCOUNTS**  
**FOR THE YEAR ENDED 30 APRIL 2019**

**WOODSTOCK PROPERTY TWO LIMITED**  
**UNAUDITED ACCOUNTS**  
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**WOODSTOCK PROPERTY TWO LIMITED**  
**COMPANY INFORMATION**  
**FOR THE YEAR ENDED 30 APRIL 2019**

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<b>Directors</b>	Johnathan Kol-Bar Myriam Kol-Bar
<b>Company Number</b>	10745144 (England and Wales)
<b>Registered Office</b>	20 Woodstock Street London W1C 2AN United Kingdom
<b>Accountants</b>	Brindley Goldstein Ltd 103 High Street Waltham Cross Herts. EN8 7AN

**WOODSTOCK PROPERTY TWO LIMITED**  
**CHARTERED ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS ON THE**  
**PREPARATION OF THE UNAUDITED STATUTORY ACCOUNTS OF WOODSTOCK**  
**PROPERTY TWO LIMITED FOR THE YEAR ENDED 30 APRIL 2019**

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In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the accounts of Woodstock Property Two Limited for the year ended 30 April 2019 as set out on pages 5 - 6 from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed at [icaew.com/membershandbook](http://icaew.com/membershandbook).

This report is made solely to the Board of Directors of Woodstock Property Two Limited, as a body, in accordance with the terms of our engagement letter dated 4 May 2017. Our work has been undertaken solely to prepare for your approval the accounts of Woodstock Property Two Limited and state those matters that we have agreed to state to the Board of Directors of Woodstock Property Two Limited, as a body, in this report in accordance with AAF 07/16 as detailed at [icaew.com/compilation](http://icaew.com/compilation). To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Woodstock Property Two Limited and its Board of Directors as a body for our work or for this report.

It is your duty to ensure that Woodstock Property Two Limited has kept adequate accounting records and to prepare statutory accounts that give a true and fair view of the assets, liabilities, financial position and loss of Woodstock Property Two Limited. You consider that Woodstock Property Two Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the accounts of Woodstock Property Two Limited. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory accounts.

Brindley Goldstein Ltd  
Chartered Accountants

103 High Street  
Waltham Cross  
Herts.  
EN8 7AN

2 January 2020

**WOODSTOCK PROPERTY TWO LIMITED**  
**STATEMENT OF FINANCIAL POSITION**  
**AS AT 30 APRIL 2019**

	Notes	2019 £	2018 £
<b>Current assets</b>			
Inventories	<u>4</u>	25,507,407	16,381,931
Debtors	<u>5</u>	51,242	34,410
Cash at bank and in hand		218,702	1,128,586
		<u>25,777,351</u>	<u>17,544,927</u>
<b>Creditors: amounts falling due within one year</b>	<u>6</u>	(6,784,585)	(7,046,741)
<b>Net current assets</b>		<u>18,992,766</u>	<u>10,498,186</u>
<b>Total assets less current liabilities</b>		18,992,766	10,498,186
<b>Creditors: amounts falling due after more than one year</b>	<u>7</u>	(22,727,257)	(11,918,430)
<b>Net liabilities</b>		<u>(3,734,491)</u>	<u>(1,420,244)</u>
<b>Capital and reserves</b>			
Called up share capital		121,383	119,883
Profit and loss account		(3,855,874)	(1,540,127)
<b>Shareholders' funds</b>		<u>(3,734,491)</u>	<u>(1,420,244)</u>

For the year ending 30 April 2019 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies. The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared and delivered 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 profit and loss account has not been delivered to the Registrar of Companies.

Approved by the Board on 2 January 2020.

Johnathan Kol-Bar  
Director

Company Registration No. 10745144

**WOODSTOCK PROPERTY TWO LIMITED**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 30 APRIL 2019**

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**1 Statutory information**

Woodstock Property Two Limited is a private company, limited by shares, registered in England and Wales, registration number 10745144. The registered office is 20 Woodstock Street, London, W1C 2AN, United Kingdom.

**2 Compliance with accounting standards**

The accounts have been prepared in accordance with the provisions of FRS 102 Section 1A Small Entities. There were no material departures from that standard.

**3 Accounting policies**

The principal accounting policies adopted in the preparation of the financial statements are set out below and have remained unchanged from the previous year, and also have been consistently applied within the same accounts.

***Basis of preparation***

The accounts have been prepared under the historical cost convention as modified by the revaluation of certain fixed assets.

***Presentation currency***

The accounts are presented in £ sterling.

**4 Inventories**

	<b>2019</b>	<b>2018</b>
	<b>£</b>	<b>£</b>
Work in progress	25,507,407	16,381,931
	<u>25,507,407</u>	<u>16,381,931</u>

**5 Debtors**

	<b>2019</b>	<b>2018</b>
	<b>£</b>	<b>£</b>
Other debtors	51,242	34,410
	<u>51,242</u>	<u>34,410</u>

**6 Creditors: amounts falling due within one year**

	<b>2019</b>	<b>2018</b>
	<b>£</b>	<b>£</b>
Trade creditors	333,645	158,960
Other creditors	6,449,440	6,886,281
Accruals	1,500	1,500
	<u>6,784,585</u>	<u>7,046,741</u>

**7 Creditors: amounts falling due after more than one year**

	<b>2019</b>	<b>2018</b>
	<b>£</b>	<b>£</b>
Other creditors	22,727,257	11,918,430

**8 Average number of employees**

During the year the average number of employees was 0 (2018: 0).

