

**WOODSTOCK PROPERTY TWO LIMITED
UNAUDITED ACCOUNTS
FOR THE YEAR ENDED 30 APRIL 2021**

WOODSTOCK PROPERTY TWO LIMITED
UNAUDITED ACCOUNTS
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WOODSTOCK PROPERTY TWO LIMITED
COMPANY INFORMATION
FOR THE YEAR ENDED 30 APRIL 2021

Directors	Johnathan Kol-Bar Myriam Kol-Bar
Company Number	10745144 (England and Wales)
Registered Office	Flat 63, Walsingham St. Johns Wood Park London NW8 6RL United Kingdom
Accountants	Brindley Goldstein Ltd 103 High Street Waltham Cross Herts. EN8 7AN

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 2021

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 2021 as set out on pages 5 - 7 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.

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. 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

13 December 2021

WOODSTOCK PROPERTY TWO LIMITED
STATEMENT OF FINANCIAL POSITION
AS AT 30 APRIL 2021

	Notes	2021 £	2020 £
Current assets			
Inventories		28,373,191	34,432,771
Debtors	4	163,634	9,902
Cash at bank and in hand		579,119	152,446
		<u>29,115,944</u>	<u>34,595,119</u>
Creditors: amounts falling due within one year	2	(25,270,807)	(8,776,654)
Net current assets		<u>3,845,137</u>	<u>25,818,465</u>
Total assets less current liabilities		3,845,137	25,818,465
Creditors: amounts falling due after more than one year	6	(12,221,836)	(31,417,718)
Net liabilities		<u>(8,376,699)</u>	<u>(5,599,253)</u>
Capital and reserves			
Called up share capital	7	124,463	121,383
Profit and loss account		(8,501,162)	(5,720,636)
Shareholders' funds		<u>(8,376,699)</u>	<u>(5,599,253)</u>

For the year ending 30 April 2021 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.

The financial statements were approved by the Board of Directors and authorised for issue on 13 December 2021 and were signed on its behalf by

Johnathan Kol-Bar
Director

Company Registration No. 10745144

WOODSTOCK PROPERTY TWO LIMITED
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 30 APRIL 2021

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 Flat 63, Walsingham, St. Johns Wood Park, London, NW8 6RL, 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 Debtors: amounts falling due within one year	2021	2020
	£	£
Trade debtors	149,684	5
Other debtors	13,950	9,897
	<hr/> 163,634	<hr/> 9,902
	<hr/>	<hr/>
5 Creditors: amounts falling due within one year	2021	2020
	£	£
Trade creditors	982,362	1,232,651
Other creditors	24,287,320	7,542,878
Accruals	1,125	1,125
	<hr/> 25,270,807	<hr/> 8,776,654
	<hr/>	<hr/>
6 Creditors: amounts falling due after more than one year	2021	2020
	£	£
Other creditors	12,221,836	31,417,718
	<hr/>	<hr/>
7 Share capital	2021	2020
	£	£
Allotted, called up and fully paid: 124,463 Ordinary shares of £1 each	<hr/> 124,463	<hr/> 121,383
	<hr/>	<hr/>
Shares issued during the period: 3,080 Ordinary shares of £1 each	<hr/> 3,080	
	<hr/>	

WOODSTOCK PROPERTY TWO LIMITED
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 30 APRIL 2021

8 Transactions with related parties

The company was under the control of Mr J.Kol-Bar and Mrs M.Kol-Bar throughout the current period. Mr & Mrs Kol-Bar are personally interested in 0.824% of the company's share capital,

9 Average number of employees

During the year the average number of employees was 0 (2020: 0).

