

**Unaudited Financial Statements**  
**for the Period 22 December 2020 to 31 December 2021**  
**for**  
**Eyke Property Investments Limited**

Haggards Crowther Professional Services LLP  
Chartered Accountants  
2nd Floor, Heathmans House  
19 Heathmans Road  
London  
SW6 4TJ

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**for the Period 22 December 2020 to 31 December 2021**

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**Chartered Accountants' Report to the Director**  
**on the Unaudited Financial Statements of**  
**Eyke Property Investments Limited**

The following reproduces the text of the report prepared for the director in respect of the company's annual unaudited financial statements. In accordance with the Companies Act 2006, the company is only required to file a Balance Sheet. Readers are cautioned that the Income Statement is not required to be filed with the Registrar of Companies.

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Eyke Property Investments Limited for the period ended 31 December 2021 which comprise the Income Statement, Balance Sheet and the related notes 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 within the ICAEW's regulations and guidance at <http://www.icaew.com/en/membership/regulations-standards-and-guidance>.

This report is made solely to the director of Eyke Property Investments Limited in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of Eyke Property Investments Limited and state those matters that we have agreed to state to the director of Eyke Property Investments Limited in this report in accordance with ICAEW Technical Release 07/16AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Eyke Property Investments Limited and its director for our work or for this report.

It is your duty to ensure that Eyke Property Investments Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit of Eyke Property Investments Limited. You consider that Eyke Property Investments Limited is exempt from the statutory audit requirement for the period.

We have not been instructed to carry out an audit or a review of the financial statements of Eyke Property Investments 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 financial statements.

Haggards Crowther Professional Services LLP  
Chartered Accountants  
2nd Floor, Heathmans House  
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London  
SW6 4TJ

15 August 2022

**Balance Sheet**  
**31 December 2021**

	<b>£</b>
<b>CURRENT ASSETS</b>	59,651
<b>CREDITORS</b>	
Amounts falling due within one year	(48,193)
<b>NET CURRENT ASSETS</b>	<u>11,458</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>	<u>11,458</u>
<b>CAPITAL AND RESERVES</b>	<u>11,458</u>

**NOTES TO THE FINANCIAL STATEMENTS**

**1. STATUTORY INFORMATION**

Eyke Property Investments Limited is a private company, limited by shares, registered in England and Wales. The company's registered number is 13095071 and its registered address is 2nd Floor, Heathmans House, 19 Heathmans Road, London, England, SW6 4TJ.

**2. AVERAGE NUMBER OF EMPLOYEES**

The average number of employees during the period was 1 .

**3. DIRECTOR'S ADVANCES, CREDITS AND GUARANTEES**

Included within the year-end Other debtors balance is an amount owed by the Director to the Company of £10,110. This amount is unsecured, subject to interest at HMRC rates and payable on demand.

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the period ended 31 December 2021.

The members have not required the company to obtain an audit of its financial statements for the period ended 31 December 2021 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges his responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

The financial statements have been prepared in accordance with the micro-entity provisions and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the director and authorised for issue on 15 August 2022 and were signed by:

Mr K M A Abu-Hejleh - Director

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.