REGISTERED NUMBER: 04402953 (England and Wales)

UNAUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2019

FOR

PLUSH PROPERTIES LIMITED

CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2019

	Page
Company Information	1
Balance Sheet	2
Notes to the Financial Statements	4

COMPANY INFORMATION
FOR THE YEAR ENDED 31 MARCH 2019

DIRECTORS:	Mr J Paschali Mr R G Kilikita
SECRETARY:	Mr J Paschali
REGISTERED OFFICE:	Solar House 282 Chase Road London N14 6NZ
REGISTERED NUMBER:	04402953 (England and Wales)
ACCOUNTANTS:	Freemans Partnership LLP Chartered Certified Accountants Solar House 282 Chase Road London N14 6NZ

BALANCE SHEET
31 MARCH 2019

	Notes	31.3.19 £	31.3.19 £	31.3.18 £	31.3.18 £
FIXED ASSETS					
Tangible assets	3		**759**		949
Investment property	4		**2,713,898**		1,500,000
			2,714,657		1,500,949
CURRENT ASSETS					
Debtors	5	**322,710**		362,710	
Cash at bank and in hand		**110,605**		49,542	
		433,315		412,252	
CREDITORS					
Amounts falling due within one year	6	**53,345**		81,280	
NET CURRENT ASSETS			**379,970**		330,972
TOTAL ASSETS LESS CURRENT LIABILITIES			**3,094,627**		1,831,921
CREDITORS					
Amounts falling due after more than one year	7		**(1,741,290)**		(480,803)
PROVISIONS FOR LIABILITIES			**(16,880)**		(16,880)
NET ASSETS			**1,336,457**		1,334,238
CAPITAL AND RESERVES					
Called up share capital	8		**2**		2
Fair value reserve	9		**516,428**		516,428
Retained earnings			**820,027**		817,808
SHAREHOLDERS' FUNDS			**1,336,457**		1,334,238

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2019.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2019 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their 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 notes form part of these financial statements

continued...

BALANCE SHEET - continued
31 MARCH 2019

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

In accordance with Section 444 of the Companies Act 2006, the Income Statement has not been delivered.

The financial statements were approved by the Board of Directors on 27 December 2019 and were signed on its behalf by:

Mr J Paschali - Director

1. STATUTORY INFORMATION

Plush Properties Limited is a private company, limited by shares , registered in England and Wales. The company's registered number and registered office address can be found on the Company Information page.

2. ACCOUNTING POLICIES

Basis of preparing the financial statements
These financial statements have been prepared in accordance with Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" including the provisions of Section 1A "Small Entities" and the Companies Act 2006. The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets.

Turnover
Turnover represents amounts derived from rents charged to tenants during the year, and is recognised at the date the rental period occurred. This is stated after trade discounts and other sales taxes.

Tangible fixed assets
Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.
Fixtures and fittings - 20% on reducing balance

Investment property
Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in profit or loss.

Taxation
Taxation for the year comprises current and deferred tax. Tax is recognised in the Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current or deferred taxation assets and liabilities are not discounted.

Current tax is recognised at the amount of tax payable using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

Deferred tax
Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

continued...

3. TANGIBLE FIXED ASSETS

	Fixtures and fittings £
COST	
At 1 April 2018 and 31 March 2019	**6,283**
DEPRECIATION	
At 1 April 2018	**5,334**
Charge for year	**190**
At 31 March 2019	**5,524**
NET BOOK VALUE	
At 31 March 2019	**759**
At 31 March 2018	949

4. INVESTMENT PROPERTY

	Total £
FAIR VALUE	
At 1 April 2018	**1,500,000**
Additions	**1,213,898**
At 31 March 2019	**2,713,898**
NET BOOK VALUE	
At 31 March 2019	**2,713,898**
At 31 March 2018	1,500,000

Fair value at 31 March 2019 is represented by:

	£
Valuation in 2017	**533,307**
Cost	**2,180,591**
	2,713,898

5. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.19 £	31.3.18 £
Other debtors	**15,000**	105,000
Amounts due from related party	-	15,000
Shareholder Loan	**307,710**	242,710
	322,710	362,710

continued...

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.19	31.3.18
	£	£
Bank loans and overdrafts	49,365	48,067
Trade creditors	471	429
Tax	749	20,624
Amounts due to related party	-	10,000
Accrued expenses	2,760	2,160
	53,345	81,280

7. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	31.3.19	31.3.18
	£	£
Bank loans - 1-2 years	49,365	48,067
Bank loans - 2-5 years	148,095	144,201
Bank loans more 5 yr by instal	1,543,830	288,535
	1,741,290	480,803

Amounts falling due in more than five years:

	31.3.19	31.3.18
Repayable by instalments		
Bank loans more 5 yr by instal	1,543,830	288,535

8. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	31.3.19	31.3.18
			£	£
2	Ordinary	£1	2	2

9. RESERVES

	Fair value reserve
	£
At 1 April 2018 and 31 March 2019	516,428

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.