REGISTERED NUMBER: 08352721 (England and Wales)

ABBREVIATED UNAUDITED ACCOUNTS

FOR THE PERIOD 9 JANUARY 2013 TO 31 DECEMBER 2013

FOR

SUMMIT HOUSE SERVICED APARTMENTS LIMITED

CONTENTS OF THE ABBREVIATED ACCOUNTS
FOR THE PERIOD 9 JANUARY 2013 TO 31 DECEMBER 2013

	Page
Company Information	1
Abbreviated Balance Sheet	2
Notes to the Abbreviated Accounts	3

SUMMIT HOUSE SERVICED APARTMENTS LIMITED

COMPANY INFORMATION
FOR THE PERIOD 9 JANUARY 2013 TO 31 DECEMBER 2013

DIRECTOR:	N N Sutton
REGISTERED OFFICE:	409-411 Croydon Road Beckenham Kent BR3 3PP
REGISTERED NUMBER:	08352721 (England and Wales)
ACCOUNTANTS:	Edwards Chartered Accountants 409-411 Croydon Road Beckenham Kent BR3 3PP

ABBREVIATED BALANCE SHEET
31 DECEMBER 2013

	Notes	£	£
FIXED ASSETS			
Tangible assets	2		**3,052**
CURRENT ASSETS			
Debtors		**3,530**	
Cash at bank		**60**	
		3,590	
CREDITORS			
Amounts falling due within one year		**51,208**	
NET CURRENT LIABILITIES			**(47,618)**
TOTAL ASSETS LESS CURRENT LIABILITIES			**(44,566)**
CAPITAL AND RESERVES			
Called up share capital	3		**100**
Profit and loss account			**(44,666)**
SHAREHOLDERS' FUNDS			**(44,566)**

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the period ended 31 December 2013.

The members have not required the company to obtain an audit of its financial statements for the period ended 31 December 2013 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 abbreviated accounts have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

The financial statements were approved by the director on 24 November 2014 and were signed by:

N N Sutton - Director

The notes form part of these abbreviated accounts

NOTES TO THE ABBREVIATED ACCOUNTS
FOR THE PERIOD 9 JANUARY 2013 TO 31 DECEMBER 2013

1. ACCOUNTING POLICIES

Accounting convention
The financial statements have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008).

Tangible fixed assets
No depreciation is provided in respect of properties held as investment properties, which are included in the balance sheet at open market value. The Companies Act 2006 requires all properties to be depreciated. However, this requirement conflicts with the generally accepted accounting principal set out in the FRSSE.

The director considers that, as these properties are not held for consumption, but for their investment potential, to depreciate them would not give a true and fair view and therefore it is necessary to adopt the FRSSE in order to give a true and fair view.

If this departure from the Act had not been made, the profit for the financial year would have been reduced by depreciation. The director considers that it would neither be practicable nor of real value to determine depreciation in arriving at open market values.

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

Hire purchase and leasing commitments
Rentals paid under operating leases are charged to the profit and loss account on a straight line basis over the period of the lease.

2. TANGIBLE FIXED ASSETS

	Total
	£
COST	
Additions	3,052
At 31 December 2013	3,052
NET BOOK VALUE	
At 31 December 2013	3,052

3. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	£
100	Ordinary	£1	100

4. ULTIMATE PARENT COMPANY

Imperial Property Company (London) Limited is regarded by the director as being the company's ultimate parent company.

5. GOING CONCERN

The company suffered a loss for the year and so reports negative shareholders' funds.

However, the accounts have been prepared on the going concern basis due to the ongoing support of group companies.

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.