REGISTERED NUMBER: 09827021 (England and Wales)

# Abbreviated Unaudited Accounts

## for the Period 15 October 2015 to 30 June 2016

## for

## Lexden Living Ltd

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# Lexden Living Ltd

## Company Information
## for the Period 15 October 2015 to 30 June 2016

| | |
|---|---|
| **DIRECTOR:** | Ms T Mitchell |
| **REGISTERED OFFICE:** | 16 Beaufort Court<br>Admirals Way<br>Docklands<br>London<br>E14 9XL |
| **REGISTERED NUMBER:** | 09827021 (England and Wales) |
| **ACCOUNTANTS:** | RBS Accountants Limited<br>16 Beaufort Court<br>Admirals Way<br>London<br>Docklands<br>London<br>E14 9XL |

## Abbreviated Balance Sheet
## 30 June 2016

| | Notes | £ | £ |
|---|---|---|---|
| **FIXED ASSETS** | | | |
| Investment property | 2 | | 333,104 |
| **CURRENT ASSETS** | | | |
| Cash at bank | | 13,285 | |
| **CREDITORS** | | | |
| Amounts falling due within one year | | 333,801 | |
| **NET CURRENT LIABILITIES** | | | (320,516) |
| **TOTAL ASSETS LESS CURRENT LIABILITIES** | | | 12,588 |
| **CAPITAL AND RESERVES** | | | |
| Called up share capital | 3 | | 100 |
| Revaluation reserve | | | 10,000 |
| Profit and loss account | | | 2,488 |
| **SHAREHOLDERS' FUNDS** | | | 12,588 |

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the period ended 30 June 2016.

The members have not required the company to obtain an audit of its financial statements for the period ended 30 June 2016 in accordance with Section 476 of the Companies Act 2006.

The director acknowledges her 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 14 February 2017 and were signed by:

Ms T Mitchell - Director

The notes form part of these abbreviated accounts

## Notes to the Abbreviated Accounts for the Period 15 October 2015 to 30 June 2016

### 1. ACCOUNTING POLICIES

**Accounting convention**
The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

**Investment properties**
Investment properties are valued at open market value based on directors' valuation. Any surplus or deficit arising on revaluation is transferred to the revaluation reserve except that any shortfall against original cost is written off to the profit and loss accounts. In accordance with SSAP 19 no depreciation is provided in respect of investment properties. Although the Companies Act would normally require the systematic annual depreciation of fixed assets, the directors believe that this policy of not providing depreciation is necessary in order for the accounts to give a true and fair view, since the current value of investment properties, and changes in the current value, are of prime importance rather than a calculation of systematic annual depreciation. Depreciation is only one of of many factors reflected in annual valuation, and the amount which might otherwise have been shown cannot be separately identified or quantified.

**Other operating income**
Other operating income relates to rental income received by the company.

### 2. INVESTMENT PROPERTY

| | Total |
|---|---|
| | £ |
| **COST OR VALUATION** | |
| Additions | 323,104 |
| Revaluations | 10,000 |
| At 30 June 2016 | 333,104 |
| **NET BOOK VALUE** | |
| At 30 June 2016 | 333,104 |

### 3. CALLED UP SHARE CAPITAL

Allotted, issued and fully paid:

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

100 Ordinary shares of £1 each were allotted and fully paid for cash at par during the period.

## Chartered Accountants' Report to the Director on the Unaudited Financial Statements of Lexden Living Ltd

**The following reproduces the text of the report prepared for the director in respect of the company's annual unaudited financial statements, from which the unaudited abbreviated accounts (set out on pages two to three) have been prepared.**

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Lexden Living Ltd for the period ended 30 June 2016 which comprise the Profit and Loss Account, the 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 Lexden Living Ltd in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of Lexden Living Ltd and state those matters that we have agreed to state to the director of Lexden Living Ltd 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 Lexden Living Ltd director for our work or for this report.

It is your duty to ensure that Lexden Living Ltd 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 Lexden Living Ltd. You consider that Lexden Living Ltd 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 Lexden Living Ltd. 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.

RBS Accountants Limited
16 Beaufort Court
Admirals Way
London
Docklands
London
E14 9XL

Date: .....

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.