

**RAEBURN AVENUE LIMITED
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2025**

Raeburn Avenue Limited

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Raeburn Avenue Limited
Statement of Financial Position
As At 30 June 2025

Registered number: 15799310

		2025	
	Notes	£	£
FIXED ASSETS			
Investment Properties	4		760,388
			<u>760,388</u>
Creditors: Amounts Falling Due Within One Year	5	<u>(444,367)</u>	
NET CURRENT ASSETS (LIABILITIES)			<u>(444,367)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>316,021</u>
Creditors: Amounts Falling Due After More Than One Year	6		<u>(315,965)</u>
NET ASSETS			<u>56</u>
CAPITAL AND RESERVES			
Called up share capital	7		100
Income Statement			<u>(44)</u>
SHAREHOLDERS' FUNDS			<u>56</u>

For the year ending 30 June 2025 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The member has not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The director acknowledges her 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.

The company has taken advantage of section 444(1) of the Companies Act 2006 and opted not to deliver to the registrar a copy of the company's Income Statement.

On behalf of the board

Mrs Veronica EFTEKHARI-NEJAD

Director
16/02/2026

The notes on page 2 form part of these financial statements.

Raeburn Avenue Limited
Notes to the Financial Statements
For The Year Ended 30 June 2025

1. General Information

Raeburn Avenue Limited is a private company, limited by shares, incorporated in England & Wales, registered number 15799310. The registered office is 96 Tolworth Broadway, Surbiton, KT6 7HT.

2. Accounting Policies

2.1. Basis of Preparation of Financial Statements

The financial statements have been prepared under the historical cost convention and in accordance with Financial Reporting Standard 102 section 1A Small Entities "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006.

2.2. Investment Properties

All investment properties are carried at fair value determined annually and derived from the current market rents and investment property yields for comparable real estate, adjusted if necessary for any difference in the nature, location or condition of the specific asset. No depreciation is provided for. Changes in fair value are recognised in the income statement.

3. Average Number of Employees

Average number of employees, including directors, during the year was: 1

4. Investment Property

	2025
	£
Fair Value	
As at 24 June 2024	-
Additions	760,388
As at 30 June 2025	<u>760,388</u>

5. Creditors: Amounts Falling Due Within One Year

	2025
	£
Other creditors	<u>444,367</u>

6. Creditors: Amounts Falling Due After More Than One Year

	2025
	£
Bank loans	<u>315,965</u>

7. Share Capital

	2025
	£
Allotted, Called up and fully paid	<u>100</u>

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.