

**Unaudited Financial Statements for the Year Ended 31 January 2022**

**for**

**122 The Tower Sw8 Limited**

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for the Year Ended 31 January 2022**

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**Company Information  
for the Year Ended 31 January 2022**

**DIRECTOR:** Mr M Inozemtsev

**REGISTERED OFFICE:** The Retreat  
406 Roding Lane South  
Woodford Green  
Essex  
IG8 8EY

**REGISTERED NUMBER:** 08855108 (England and Wales)

**ACCOUNTANTS:** Nordens  
The Retreat  
406 Roding Lane South  
Woodford Green  
Essex  
IG8 8EY

**Balance Sheet**  
**31 January 2022**

	Notes	31.1.22 £	£	31.1.21 £	£
<b>FIXED ASSETS</b>					
Investment property	4		<b>1,976,000</b>		1,762,247
<b>CREDITORS</b>					
Amounts falling due within one year	5	<u>73,354</u>		<u>56,848</u>	
<b>NET CURRENT LIABILITIES</b>			<u>(73,354)</u>		<u>(56,848)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<b>1,902,646</b>		<b>1,705,399</b>
<b>CREDITORS</b>					
Amounts falling due after more than one year	6		<u>1,791,400</u>		<u>1,791,400</u>
<b>NET ASSETS/(LIABILITIES)</b>			<u><b>111,246</b></u>		<u><b>(86,001)</b></u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital			<b>1</b>		<b>1</b>
Revaluation reserve	7		<b>213,753</b>		-
Retained earnings			<u>(102,508)</u>		<u>(86,002)</u>
			<u><b>111,246</b></u>		<u><b>(86,001)</b></u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 January 2022.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 January 2022 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 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 director and authorised for issue on 31 October 2022 and were signed by:

Mr M Inozemtsev - Director

Notes to the Financial Statements  
for the Year Ended 31 January 2022

1. STATUTORY INFORMATION

122 The Tower Sw8 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.

**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.

**Going concern**

The financial statements have been prepared on the going concern basis. The director is of the opinion that the shareholder will continue to support it, and provide adequate funding when necessary to enable it to meet its obligations for the foreseeable future, being for a period of at least twelve months from the date of approval of the financial statements.

3. EMPLOYEES AND DIRECTORS

The average number of employees during the year was 1 (2021 - 1 ) .

4. INVESTMENT PROPERTY

	Total £
<b>FAIR VALUE</b>	
At 1 February 2021	1,762,247
Revaluations	213,753
At 31 January 2022	<u>1,976,000</u>
<b>NET BOOK VALUE</b>	
At 31 January 2022	<u>1,976,000</u>
At 31 January 2021	<u>1,762,247</u>

Notes to the Financial Statements - continued  
for the Year Ended 31 January 2022

4. INVESTMENT PROPERTY - continued

Fair value at 31 January 2022 is represented by:

	£
Valuation in 2021	1,762,247
Valuation in 2022	<u>213,753</u>
	<u>1,976,000</u>

5. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.1.22	31.1.21
	£	£
Other creditors	<u>73,354</u>	<u>56,848</u>

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

	31.1.22	31.1.21
	£	£
Bank loans	<u>1,791,400</u>	<u>1,791,400</u>

7. RESERVES

	Revaluation reserve
	£
Revaluation Reserve	<u>213,753</u>
At 31 January 2022	<u>213,753</u>

8. RELATED PARTY DISCLOSURES

Mr M Inozemtsev is considered to be key management personnel.

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.