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24 CHARLES STREET LIMITED

Company no. 2567208

REPORT OF THE DIRECTORS

The directors have pleasure in presenting their report for the year ended 24th December 1999 together with the audited financial statements of the company.

1. ACTIVITY

The principal activity of the company continued to be the management of the properties known as 24 Charles Street and 23A Hays Mews, London, W1 on a non-profit making basis.

2. SHARE CAPITAL

The company is limited by guarantee and does not have a share capital. The members have undertaken to contribute a maximum of £1 each in the event of a winding up.

3. FINANCIAL

The surplus for the year amounted to £1907. In accordance with the leases applicable to these properties, deficits are recoverable from tenants in future years and likewise, surpluses are refunded to tenants by reducing service charges. Accordingly no dividend is payable.

4. DIRECTORS

The directors who served throughout the year were Miss A M Crichton and Mr S R Hill.

5. STATEMENT OF DIRECTORS' RESPONSIBILITIES

Company law requires the directors to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the company and of the profit or loss of the company for the period. In preparing those financial statements, the directors are required to:

select suitable accounting policies and then apply them consistently;

make judgements and estimates that are reasonable and prudent;

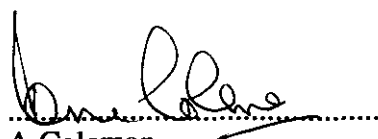
prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the financial statements comply with the Companies Act 1985. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

6. AUDITORS

Messrs J R Watson & Co are eligible for reappointment as auditors and the members will be asked to approve their reappointment.

On behalf of the Board



A Coleman
Secretary

174 Brompton Road
London SW3 1HP

11th July 2000

AUDITORS' REPORT TO THE MEMBERS OF**24 CHARLES STREET LIMITED**

We have audited the accounts on pages 4 to 7 which have been prepared under the historical cost convention and the accounting policies set out on page 6.

RESPECTIVE RESPONSIBILITIES OF DIRECTORS AND AUDITORS

As described on page 2 the company's directors are responsible for the preparation of financial statements. It is our responsibility to form an independent opinion, based on our audit, on those statements and to report our opinion to you.

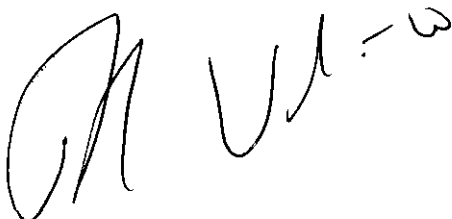
BASIS OF OPINION

We conducted our audit in accordance with Auditing Standards issued by the Auditing Practices Board. An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the accounts. It also includes an assessment of the significant estimates and judgements made by the directors in the preparation of the accounts, and of whether the accounting policies are appropriate to the company's circumstances, consistently applied and adequately disclosed.

We planned and performed our audit so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the accounts are free from material misstatement, whether caused by fraud or other irregularity or error. In forming our opinion we also evaluated the overall adequacy of the presentation of information in the accounts.

OPINION

In our opinion the financial statements give a true and fair view of the state of the company's affairs as at 24th December 1999 and of its result for the year then ended and have been properly prepared in accordance with the Companies Act 1985.



J R WATSON & CO.

Chartered Accountants & Registered Auditors
Eastgate House
11 Cheyne Walk
Northampton

11th July 2000

24 CHARLES STREET LIMITEDPROFIT AND LOSS ACCOUNTFOR THE YEAR ENDED 24TH DECEMBER 1999

	Notes	£	1999	£	£	1998	£
TURNOVER							
Service charges receivable			9415			9415	
Reserve fund charges receivable			<u>-</u>			<u>28152</u>	
			9415			37567	
COST OF SALES							
Refurbishment expenses overprovided		3309		(37152)			
Service charge expenses	2	<u>(11517)</u>		<u>(8490)</u>		<u>(45642)</u>	
			<u>(8208)</u>				
SURPLUS/(DEFICIT)	4		1207			(8075)	
OTHER INCOME							
Bank interest			<u>927</u>			<u>1232</u>	
PROFIT/(LOSS) ON ORDINARY ACTIVITIES BEFORE TAXATION			2134			(6843)	
UK CORPORATION TAX AT 20% (1998 -21%) ON INTEREST RECEIVED			<u>195</u>			<u>259</u>	
PROFIT/(LOSS) ON ORDINARY ACTIVITIES AFTER TAXATION			1939			(7102)	
APPROPRIATION							
TRANSFER (TO)/FROM RESERVE FUND	5		<u>(3518)</u>			<u>8646</u>	
(DEFICIT)/SURPLUS FOR THE YEAR RETAINED			(1579)			1544	
RETAINED PROFITS BROUGHT FORWARD			<u>3169</u>			<u>1625</u>	
RETAINED PROFITS CARRIED FORWARD			£ <u>1590</u>			£ <u>3169</u>	

The notes on pages 6 and 7 form part of these accounts.

24 CHARLES STREET LIMITEDBALANCE SHEETAS AT 24TH DECEMBER 1999

	Notes	1999	1998
		£	£
CURRENT ASSETS			
Trade debtors		-	9493
Prepayments and other debtors		2544	1938
Cash at bank		<u>11376</u>	<u>35241</u>
		13920	46672
CREDITORS: Amounts falling due within one year			
Trade creditors		1534	37152
Accruals and deferred income		<u>6338</u>	<u>5411</u>
		7872	42563
NET CURRENT ASSETS		<u>6048</u>	<u>4109</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		£ <u>6048</u>	£ <u>4109</u>
SHARE CAPITAL AND RESERVES			
Called up share capital	3	-	-
Profit and loss account	4	1590	3169
Reserve fund	5	<u>4458</u>	<u>940</u>
		£ <u>6048</u>	£ <u>4109</u>



.....
Miss A M Crichton
Signed on behalf of the Board of Directors

11th July 2000

The notes on pages 6 and 7 form part of these accounts.

24 CHARLES STREET LIMITEDNOTES TO THE ACCOUNTSFOR THE YEAR ENDED 24TH DECEMBER 1999

1. ACCOUNTING POLICIES

Accounting convention

The accounts have been prepared using the historical cost convention.

2. AUDITORS' AND DIRECTORS REMUNERATION

Auditors' remuneration included in cost of sales amounts to £1060 (1998 - £940).

Directors' remuneration included in cost of sales amounts to £990 (1998 - £1560).

3. CALLED UP SHARE CAPITAL

The company is limited by guarantee and does not have a share capital. Each member has undertaken to contribute a maximum of one pound in the event of winding up of the company.

4. PROFIT AND LOSS ACCOUNT

Any surplus of income over expenditure is used to reduce service charges made to tenants in subsequent years. Accordingly, no charge to taxation arises, except on interest received, and these profits are not available for distribution.

5. RESERVE FUND

	£
At 24th December 1998	940
Transfer to profit and loss account	<u>3518</u>
At 24th December 1999	£ <u>4458</u>

The reserve fund represents contributions from tenants for major periodic repairs, together with the interest earned on the deposit of these contributions, which have not been expended or committed for expenditure as at 24th December 1999.

6. RECONCILIATION OF SHAREHOLDERS' FUNDS

	£
At 24th December 1998	4109
Profit for the year	<u>1939</u>
At 24th December 1999	£ <u>6048</u>

7. TRANSACTIONS WITH RELATED PARTIES

Turnover represents contributions received from the tenants of the properties known as 24 Charles Street and 23A Hays Mews, who are the shareholders of the company. Any surplus of income over expenditure is repayable and is shown as a creditor and any deficit recoverable from the tenants is shown as a debtor.

24 CHARLES STREET LIMITED

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 24TH DECEMBER 1999

8. POST BALANCE SHEET EVENTS

Non adjusting

Since the year end the company has entered into contracts for repairs and decoration to the property. The amount committed is £23606 and no provision has been made for this liability in these accounts. The lessees will make such additional contributions as are necessary to provide the funds to meet this commitment.