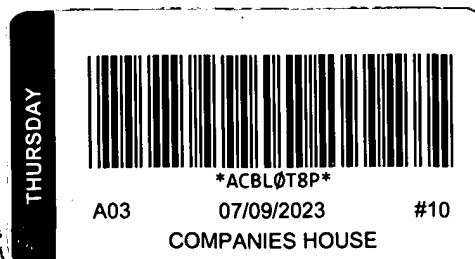


REGISTERED NUMBER: 11115033 (England and Wales)

**UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022**

**FOR**

**S7 PROPERTY LIMITED**



**CONTENTS OF THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

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**S7 PROPERTY LIMITED (REGISTERED NUMBER: 11115033)**

**BALANCE SHEET**  
**31 DECEMBER 2022**

	2022	2021
	£	£
<b>FIXED ASSETS</b>	330	560
<b>CURRENT ASSETS</b>	445,433	419,650
<b>CREDITORS</b>		
Amounts falling due within one year	(427,375)	(387,735)
<b>NET CURRENT ASSETS</b>	18,058	31,915
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>	18,388	32,475
<b>CAPITAL AND RESERVES</b>	18,388	32,475

**NOTES TO THE FINANCIAL STATEMENTS**

**1. STATUTORY INFORMATION**

S7 Property Limited is a private company, limited by shares, registered in England and Wales. The company's registered number and registered office address are as below:

**Registered number:** 11115033  
**Registered office:** 71-75 Shelton Street  
Covent Garden  
London  
WC2H 9JQ

The presentation currency of the financial statements is the pound sterling, rounded to the nearest pound.

**2. AVERAGE NUMBER OF EMPLOYEES**

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

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

The members have not required the company to obtain an audit of its financial statements for the year ended 31 December 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.

**S7 PROPERTY LIMITED (REGISTERED NUMBER: 11115033)**

**BALANCE SHEET - continued**  
**31 DECEMBER 2022**

The financial statements have been prepared in accordance with the micro-entity provisions and delivered in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the director and authorised for issue on 16 August 2023 and were signed by:

A handwritten signature in black ink, appearing to read 'S D Robertson', with a stylized, cursive script.

S D Robertson - Director

**CHARTERED ACCOUNTANTS' REPORT TO THE DIRECTOR**  
**ON THE UNAUDITED FINANCIAL STATEMENTS OF**  
**S7 PROPERTY LIMITED**

**The following reproduces the text of the report prepared for the director in respect of the company's annual unaudited financial statements. In accordance with the Companies Act 2006, the company is only required to file a Balance Sheet. Readers are cautioned that the Income Statement is not required to be filed with the Registrar of Companies.**

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of S7 Property Limited for the year ended 31 December 2022 which comprise the Income Statement, 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 ICAS, we are subject to its ethical and other professional requirements which are detailed at <http://www.icas.com/accountspreparationguidance>.

This report is made solely to the director of S7 Property Limited in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of S7 Property Limited and state those matters that we have agreed to state to the director of S7 Property Limited in this report in accordance with the requirements of ICAS as detailed at <http://www.icas.com/accountspreparationguidance>. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and its director for our work or for this report.

It is your duty to ensure that S7 Property Limited 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 loss of S7 Property Limited. You consider that S7 Property Limited is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of S7 Property Limited. 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.

Gilmour Hamilton  
Chartered Accountants  
37 Portland Road  
KILMARNOCK  
Ayrshire  
KA1 2DJ

16 August 2023