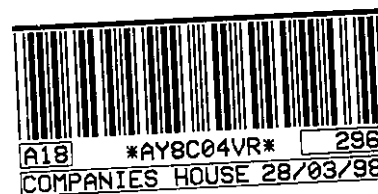


10 BATOUM GARDENS LIMITED

31 JULY 1997



10 BATOUM GARDENS LIMITED

REPORT OF THE DIRECTORS

The Directors present their report and accounts of 10 Batoum Gardens Limited for the year ended 31 July 1997.

Activities of Company

The company was incorporated on 18 February 1993 to hold the freehold of the property known as 10 Batoum Gardens, London W6. The company does not trade. The company leases the four flats that comprise the property to the respective occupiers, who each own one of the four shares of the company. Each shareholder is also a director of the company, who meet to set the service charge payable by the lessees.

Fixed Assets

The company owns the property known as 10 Batoum Gardens Limited, shown in the accounts at a carrying value of £1.00. The company has no other fixed assets.

Directors

The company's directors during the year and their interests in the shares of the company at 31 July 1997 were as follows:

<u>Name</u>	<u>No. of Shares</u>
Mr A J Biggart	1
Mr G B Herbert	1
MR I C Moore (resigned 5 June 1997)	-
Mr A Quartermaine (appointed 5 June 1997)	1
Ms A L Collison (resigned 21 March 1997)	-
Mr R Palmer (appointed 21 March 1997)	1

Income and Expenditure

The excess of income over expenditure for the year was £905. The company does not pay dividends.

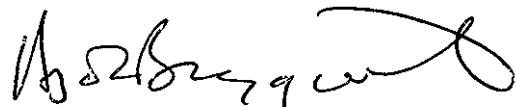
Taxable Status

The company is a close company under the provisions of the Income and Corporation Taxes act 1988.

Annual General Meeting

The Annual General Meeting will be held on 25 February 1998.

By order of the Board of Directors



A J Biggart
Secretary 19 February 1998

10 BATOUM GARDENS LIMITED

**STATEMENT OF INCOME AND EXPENDITURE FOR THE
YEAR ENDED 31 JULY 1997**

	NOTES	1997		1996	
		£	£	£	£
INCOME:					
Service Charges	1	1,600		1,601	
EXPENDITURE:					
Insurance		396		567	
Electricity		57		56	
Property maintenance		-		60	
Companies House	2	115		18	
Bank charges		27		32	
Accounting	3	<u>100</u>		<u>-</u>	
			696		733
EXCESS OF INCOME OVER EXPENDITURE			<u>904</u>		<u>868</u>
RETAINED EARNINGS BROUGHT FORWARD			<u>2,807</u>		<u>1,939</u>
RETAINED EARNINGS CARRIED FORWARD			<u>3,712</u>		<u>2,807</u>

10 BATOUM GARDENS LIMITED

BALANCE SHEET AT 31 JULY 1997

	NOTES	1997		1996	
		£	£	£	£
FIXED ASSETS	4		1		1
CURRENT ASSETS:					
Prepayment	5	290		250	
Cash at bank and in hand		<u>3,525</u>		<u>2,560</u>	
			3,815		2,810
CREDITORS: amounts falling due < 1 year	6		100		-
			<u> </u>		<u> </u>
TOTAL NET ASSETS			<u>3,716</u>		<u>2,811</u>
CALLED UP SHARE CAPITAL	7		4		4
RETAINED RESERVES			<u>3,712</u>		<u>2,807</u>
			<u>3,716</u>		<u>2,811</u>

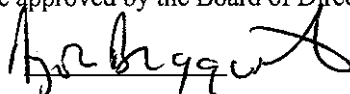
The directors have taken advantage of the exemption conferred by Section 249A(1) not to have these accounts audited and confirm that no notice has been deposited under Section 249B(2) of the Companies Act 1985.

The directors acknowledge their responsibilities for ensuring that:

1. The company keeps accounting records which comply with Section 221 of the Companies Act 1985, and
2. The accounts give a true and fair view of the state of affairs of the company as at 31 July 1997 and of the excess of income over expenditure for the year then ended in accordance with requirements of Section 226, and which otherwise comply with the requirements of the Companies Act 1985 relating to accounts, so far as applicable to the company.

The accounts on pages 2 to 5 were approved by the Board of Directors and signed on its behalf by:

Mr AJ Biggart



3/3/98

Mr A Quartermaine




10 BATOUM GARDENS LIMITED

STATEMENT OF ACCOUNTING POLICIES

The accounts have been prepared in accordance with applicable accounting standards on the historical cost basis.

NOTES TO THE ACCOUNTS

1. Service Charges

The rate is set by the directors of the company. Additional funds are sought to meet expenditure as necessary.

2. Companies House

	1997	1996
	£	£
Annual fee	15	18
Fine for late filing of accounts	<u>100</u>	<u>-</u>
	<u>115</u>	<u>18</u>

3. Accounting

This represents the fee for preparation of the annual accounts.

4. Fixed Assets

	1997	1996
	£	£
Freehold Property	<u>1</u>	<u>1</u>

5. Prepayments

	1997	1996
	£	£
Insurance	<u>290</u>	<u>250</u>

6. Creditors: Amounts falling due within one year

	1997	1996
	£	£
Accounting	<u>290</u>	<u>250</u>

7. Share Capital

	1997	1996
	£	£
Authorised, allotted, called up and fully paid 4 ordinary shares of £1 each	<u>4</u>	<u>4</u>