



**Bidding closes 01 September 2025**

**Ref: 250325** **BARKINGSIDE** **Maberley House, 13 Station Approach , Barkingside, IG6 1LR**

**Landlord:** Peabody Trust

Type: Flat Bedrooms: 1  
Bedsizes: 1 double Level: 2nd floor  
Other: TO BE OFFERED TO A DIRECT LET FIRST. New Build not ready until October 25. Monthly rent. Not adaptable.

**RENT** (including charges of £78.23) **£684.74pw**


 

**Ref: 250326** **BARKINGSIDE** **Maberley House, 13 Station Approach , Barkingside, IG6 1LR**

**Landlord:** Peabody Trust

Type: Flat Bedrooms: 1  
Bedsizes: 1 double Level: 3rd floor  
Other: TO BE OFFERED TO A DIRECT LET FIRST. New Build not ready until October 25. Monthly rent. Not adaptable.

**RENT** (including charges of £78.14) **£684.65pw**

**Ref: 250327** **BARKINGSIDE** **Maberley House, 13 Station Approach , Barkingside, IG6 1LR**

**Landlord:** Peabody Trust

Type: Flat Bedrooms: 1  
Bedsizes: 1 double Level: 2nd floor  
Other: TO BE OFFERED TO A DIRECT LET FIRST. New Build not ready until October 25. Monthly rent. Not adaptable.

**RENT** (including charges of £77.53) **£684.04pw**



 

**Ref: 250258** **LOXFORD** **Holm Square, Ilford, Essex, IG3 9FW**

**Landlord:** Redbridge

Type: Flat Bedrooms: 1  
Bedsizes: 1 double Level: 5th floor  
Other: New Build, to be offered to a Direct Let First. Ready Oct 2025. No parking.

**RENT** (including charges of £14.98) **£222.18pw**



 

**Ref: 250261** **LOXFORD** **Holm Square, Ilford, Essex, IG3 9FU**

**Landlord:** Redbridge

Type: Flat Bedrooms: 1  
Bedsizes: 1 double Level: 5th floor  
Other: New Build, not ready until August 2025. No parking, to be offered to a Direct Let First. Not adaptable. Homeless Homeseekers Only.

**RENT** (including charges of £14.98) **£222.18pw**



 

**Ref: 250284** **LOXFORD** **Holm Square, Ilford, Essex, IG3 9FU**

**Landlord:** Redbridge

Type: Flat Bedrooms: 1  
Bedsizes: 1 double Level: 2nd floor  
Other: New Build, to be offered to a Direct Let First. Ready August 2025. No parking.

**RENT** (including charges of £14.98) **£222.18pw**

**Ref: 250320** **BARKINGSIDE** **Maberley House, 13 Station Approach , Barkingside, IG6 1LR**

**Landlord:** Peabody Trust

Type: Flat Bedrooms: 2  
Bedsizes: 2 doubles Level: 3rd floor  
Other: TO BE OFFERED TO A DIRECT LET FIRST. New Build not ready until October 25. Monthly rent. Not adaptable.

**RENT** (including charges of £96.49) **£801.81pw**

**Ref: 250321** **BARKINGSIDE** **Maberley House, 13 Station Approach , Barkingside, IG6 1LR**

**Landlord:** Peabody Trust

Type: Flat Bedrooms: 2  
Bedsizes: 2 doubles Level: 3rd floor  
Other: TO BE OFFERED TO A DIRECT LET FIRST. New Build not ready until October 25. Monthly rent. Not adaptable.

**RENT** (including charges of £96.05) **£801.37pw**

**Ref: 250322** **BARKINGSIDE** **Maberley House, 13 Station Approach , Barkingside, IG6 1LR**

**Landlord:** Peabody Trust

Type: Flat Bedrooms: 2  
Bedsizes: 2 doubles Level: 3rd floor  
Other: TO BE OFFERED TO A DIRECT LET FIRST. New Build not ready until October 25. Monthly rent. Not adaptable.

**RENT** (including charges of £96.05) **£801.37pw**

**Ref: 250323** **BARKINGSIDE** **Maberley House, 13 Station Approach , Barkingside, IG6 1LR**

**Landlord:** Peabody Trust

Type: Flat Bedrooms: 2  
Bedsizes: 2 doubles Level: 2nd floor  
Other: TO BE OFFERED TO A DIRECT LET FIRST. New Build not ready until October 25. Monthly rent. Not adaptable.

**RENT** (including charges of £97.36) **£802.68pw**

**Ref: 250324** **BARKINGSIDE** **Maberley House, 13 Station Approach , Barkingside, IG6 1LR**

**Landlord:** Peabody Trust

Type: Flat Bedrooms: 2  
Bedsizes: 2 doubles Level: 2nd floor  
Other: TO BE OFFERED TO A DIRECT LET FIRST. New Build not ready until October 25. Monthly rent. Not adaptable.

**RENT** (including charges of £97.45) **£802.77pw**

Outcomes for Redbridge - Properties advertised between 22/08/2025 and 25/08/2025

Property Ref	Area	Address	No. of Bedrooms	Floor	Property Type	No of Bids	Effective date of Successful Bid*	Preference	Community Contribution
250222	Barkingside	Maberley House, IG6 1LR	1	3rd floor	Flat	6	14/05/2015	Reasonable preference	LBR Band 3
250212	Church End	Hockley Court, E18 2RA	1	Ground floor	Flat	6	27/10/2016	Reasonable preference	LBR Band 3
250218	Barkingside	Maberley House, IG6 1LR	2	4th floor	Flat	69	09/09/2008	Reasonable preference	LBR Band 3
250219	Barkingside	Maberley House, IG6 1LR	2	4th floor	Flat	65	09/09/2008	Reasonable preference	LBR Band 3
250220	Barkingside	Maberley House, IG6 1LR	2	3rd floor	Flat	71	14/01/2019	Reasonable preference	LBR Band 3
250221	Barkingside	Maberley House, IG6 1LR	2	3rd floor	Flat	72	27/04/2015	Reasonable preference	LBR Band 3

\* Whilst offers will generally be made to bidders waiting the longest for a particular size of property, please note that as explained in 'Using ELLC Choice Homes' section: Applicants assessed as having Additional Preference will be ranked above those with Reasonable Preferences and they in turn will be ranked above those with No Reasonable Preference.