



Bidding closes 04 August 2025

Ref: 249768 **ALDBOROUGH** **Netley Road, Barkingside, Ilford, Essex, IG2 7NP**

Landlord: Redbridge

Type: Flat Bedrooms: 1
Bedsizes: 1 double Level: 2nd floor
Other: 2nd floor flat, no lift, 32 steps to front door. To be offered to a direct let first. Homeless Homeseekers only.

RENT (including charges of £5.82) **£129.44pw**



 

Ref: 249739 **BARKINGSIDE** **Thorpe House, 23 Station Approach, Barkingside, IG6 1LR**

Landlord: Peabody Trust

Type: Flat Bedrooms: 1
Bedsizes: 1 double Level: 1st 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 £100.62) **£707.13pw**



 

Ref: 249740 **BARKINGSIDE** **Thorpe House, 23 Station Approach, Barkingside, IG6 1LR**

Landlord: Peabody Trust

Type: Flat Bedrooms: 1
Bedsizes: 1 double Level: Ground 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 £100.32) **£706.83pw**



 

Ref: 249741 **BARKINGSIDE** **Station Approach, Barkingside, IG6 1GU**

Landlord: Peabody Trust

Type: Flat Bedrooms: 1
Bedsizes: 1 double Level: Ground 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 £100.32) **£706.83pw**



 

Ref: 249733 **BARKINGSIDE** **Thorpe House, 23 Station Approach, Barkingside, IG6 1LR**

Landlord: Peabody Trust

Type: Flat Bedrooms: 1
Bedsizes: 1 double Level: 1st 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 £100.32) **£706.83pw**



 

Ref: 249734 **BARKINGSIDE** **Thorpe House, 23 Station Approach, Barkingside, IG6 1LR**

Landlord: Peabody Trust

Type: Flat Bedrooms: 1
Bedsizes: 1 double Level: 1st 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 £100.32) **£706.83pw**

Ref: 249720 **BARKINGSIDE** **Thorpe House, 23 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 £101.19) **£707.70pw**

Ref: 249723 **BARKINGSIDE** **Thorpe House, 23 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 £100.32) **£706.83pw**

Ref: 249724 **BARKINGSIDE** **Thorpe House, 23 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 £100.32) **£706.83pw**

Ref: 249729 **BARKINGSIDE** **Thorpe House, 23 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 £102.19) **£708.70pw**



 

Ref: 249784 **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: 249726 **RODING** **Lambourne Court, Navestock Crescent, Woodford Green, Essex, IG8 70D**

Landlord: Redbridge

Type: Flat Bedrooms: 2
Bedsizes: 2 doubles Level: 10th floor
Other: To be offered to Direct let 1st. Storage heaters. close to local amenities.

RENT (including charges of £35.09) **£166.99pw**

Ref: 249731 **BARKINGSIDE** **Thorpe House, 23 Station Approach , Barkingside, IG6 1LR**

Landlord: Peabody Trust

Type: Flat Bedrooms: 2
 Bedsizes: 2 doubles Level: 1st 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 £103.88) **£809.40pw**

Ref: 249721 **BARKINGSIDE** **Thorpe House, 23 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 £130.88) **£836.40pw**











        

Ref: 249737 **NEWBURY** **Abbey Road, Newbury Park, Iford, IG2 7LZ**

Landlord: L&Q

Type: Flat Bedrooms: 2
 Bedsizes: 1 double - 1 single Level: 1st floor
 Other: Near all local amenities. Housing association criteria applies. Single couple + 1 child.

RENT (including charges of £12.69) **£171.73pw**






         

Ref: 249738 **BARKINGSIDE** **Thorpe House, 23 Station Approach , Barkingside, IG6 1LR**

Landlord: Peabody Trust

Type: Flat Bedrooms: 3
 Bedsizes: 2 doubles - 1 single Level: 1st 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 £154.71) **£930.15pw**










        

Ref: 249735 **BARKINGSIDE** **Thorpe House, 23 Station Approach , Barkingside, IG6 1LR**

Landlord: Peabody Trust

Type: Flat Bedrooms: 3
 Bedsizes: 2 doubles - 1 single Level: 1st 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 £154.84) **£930.28pw**





        

Ref: 249722 **BARKINGSIDE** **Thorpe House, 23 Station Approach , Barkingside, IG6 1LR**

Landlord: Peabody Trust

Type: Flat Bedrooms: 3
 Bedsizes: 2 doubles - 1 single 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 £153.28) **£928.72pw**






        

Ref: 249725 **BARKINGSIDE** **Thorpe House, 23 Station Approach , Barkingside, IG6 1LR**

Landlord: Peabody Trust

Type: Flat Bedrooms: 3
 Bedsizes: 2 doubles - 1 single 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 £154.71) **£930.15pw**


        

Ref: 249732 **BARKINGSIDE** **Thorpe House, 23 Station Approach , Barkingside, IG6 1LR**

Landlord: Peabody Trust

Type: Flat Bedrooms: 3
 Bedsizes: 2 doubles - 1 single Level: 1st 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 £153.28) **£928.72pw**










        

Ref: 249728 **BARKINGSIDE** **Thorpe House, 23 Station Approach , Barkingside, IG6 1LR**

Landlord: Peabody Trust

Type: Flat Bedrooms: 3
 Bedsizes: 2 doubles - 1 single 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 £154.84) **£930.28pw**

Outcomes for Redbridge - Properties advertised between 25/07/2025 and 28/07/2025

Property Ref	Area	Address	No. of Bedrooms	Floor	Property Type	No of Bids	Effective date of Successful Bid*	Preference	Community Contribution
249628	Barkingside	Ashbee House, IG6 1GW	1	2nd floor	Flat	3	27/09/2018	Reasonable preference	LBR Band 3
249630	Barkingside	Ashbee House, IG6 1GW	1	2nd floor	Flat	2	27/09/2018	Reasonable preference	LBR Band 3
249631	Barkingside	Ashbee House, IG6 1GW	1	3rd floor	Flat	1	26/04/2024	No preference	LBR Band 3
249642	Barkingside	Ashbee House, IG6 1GW	1	3rd floor	Flat	2	25/08/2023	No preference	LBR Band 3
249643	Barkingside	Ashbee House, IG6 1GW	1	3rd floor	Flat	2	25/08/2023	No preference	LBR Band 3
249670	Barkingside	Ashbee House, IG6 1GW	1	1st floor	Flat	2	04/02/2023	No preference	LBR Band 3
249652	Loxford	Holm Square, IG3 9FW	1	4th floor	Flat	4	19/09/2019	No preference	LBR Band 3
249659	Loxford	Holm Square, IG3 9FW	1	3rd floor	Flat	3	19/09/2019	No preference	LBR Band 3
249666	Loxford	Holm Square, IG3 9FW	1	3rd floor	Flat	164	15/04/2025	No preference	LBR Band 1
249667	Loxford	Holm Square, IG3 9FW	1	3rd floor	Flat	171	15/04/2025	No preference	LBR Band 1
249644	Barkingside	Ashbee House, IG6 1GW	2	2nd floor	Flat	36	18/10/2015	Reasonable preference	LBR Band 3
249645	Barkingside	Ashbee House, IG6 1GW	2	2nd floor	Flat	26	27/06/2017	No preference	LBR Band 3
249647	Barkingside	Ashbee House, IG6 1GW	2	3rd floor	Flat	23	27/04/2015	Reasonable preference	LBR Band 3
249648	Barkingside	Ashbee House, IG6 1GW	2	3rd floor	Flat	21	18/05/2018	No preference	LBR Band 3
249649	Barkingside	Ashbee House, IG6 1GW	2	3rd floor	Flat	19	14/01/2019	Reasonable preference	LBR Band 3
249654	Barkingside	Ashbee House, IG6 1GW	2	3rd floor	Flat	20	06/01/2020	No preference	LBR Band 3
249655	Barkingside	Ashbee House, IG6 1GW	2	3rd floor	Flat	20	30/11/2019	Reasonable preference	LBR Band 3
249658	Barkingside	Ashbee House, IG6 1GW	2	4th floor	Flat	20	18/10/2015	Reasonable preference	LBR Band 3
249660	Barkingside	Ashbee House, IG6 1GW	2	4th floor	Flat	19	18/05/2018	No preference	LBR Band 3
249661	Barkingside	Ashbee House, IG6 1GW	2	4th floor	Flat	18	30/11/2019	Reasonable preference	LBR Band 3
249650	Loxford	Holm Square, IG3 9FW	2	4th floor	Flat	49	25/05/2012	Reasonable preference	LBR Band 3
249657	Loxford	Holm Square, IG3 9FW	2	3rd floor	Flat	33	30/09/2019	No 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. To bid visit our website www.ellcchoicetohomes.org.uk, telephone 0845 650 4125 or text 07781 486 526

Outcomes for Redbridge - Properties advertised between 25/07/2025 and 28/07/2025

Property Ref	Area	Address	No. of Bedrooms	Floor	Property Type	No of Bids	Effective date of Successful Bid*	Preference	Community Contribution
249653	Loxford	Holm Square, IG3 9FW	3	4th floor	Flat	95	15/09/2010	Reasonable preference	LBR Band 3
249656	Loxford	Holm Square, IG3 9FW	3	4th floor	Flat	93	24/09/2010	Reasonable preference	LBR Band 3
249662	Loxford	Holm Square, IG3 9FW	3	3rd floor	Flat	89	25/09/2008	Reasonable preference	LBR Band 3
249664	Loxford	Holm Square, IG3 9FW	3	3rd floor	Flat	88	25/09/2008	Reasonable preference	LBR Band 3
249610	Newbury	Suffolk Court, IG3 8JZ	4	1st floor	Flat	51	31/03/2014	No preference	LBR Band 2

* 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.