

Bidding closes 11 August 2025

Ref: 249793 **BARKINGSIDE** **Ashbee House, 5 Station Approach , Barkingside, IG6 1GW**

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 November 25. Monthly rent. Not adaptable.

RENT (including charges of £77.92) **£684.43pw**

Ref: 249922 **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 £102.19) **£708.70pw**



 

Ref: 249925 **BARKINGSIDE** **Maberley House, 13 Station Approach , Barkingside, IG6 1LR**

Landlord: Peabody Trust

Type: Flat **Bedrooms:** 1
Bedsizes: 1 double **Level:** 4th 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: 249926 **BARKINGSIDE** **Maberley House, 13 Station Approach , Barkingside, IG6 1LR**

Landlord: Peabody Trust

Type: Flat **Bedrooms:** 1
Bedsizes: 1 double **Level:** 4th 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: 249927 **BARKINGSIDE** **Maberley House, 13 Station Approach , Barkingside, IG6 1LR**

Landlord: Peabody Trust

Type: Flat **Bedrooms:** 1
Bedsizes: 1 double **Level:** 4th 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: 249918 **CLAYHALL** **Hawthorn Crescent, Ilford, Essex, IG5 0FB**

Landlord: Sanctuary Housing

Type: Flat **Bedrooms:** 1
Bedsizes: 1 double **Level:** 1st floor
Other: Close to all local amenities, one weeks rent payable in advance at sign up.
15 steps to the front door no lift.

RENT (no other charges) **£230.14pw**

Ref: 249928 **BARKINGSIDE** **Maberley House, 13 Station Approach , Barkingside, IG6 1LR**

Landlord: Peabody Trust

Type: Flat **Bedrooms:** 2
Bedsizes: 2 doubles **Level:** 4th 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) **£802.01pw**

Ref: 249929 **BARKINGSIDE** **Maberley House, 13 Station Approach , Barkingside, IG6 1LR**

Landlord: Peabody Trust

Type: Flat **Bedrooms:** 2
Bedsizes: 2 doubles **Level:** 4th 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) **£802.97pw**



 

Ref: 249930 **BARKINGSIDE** **Maberley House, 13 Station Approach , Barkingside, IG6 1LR**

Landlord: Peabody Trust

Type: Flat **Bedrooms:** 2
Bedsizes: 2 doubles **Level:** 4th 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 £96.36) **£808.49pw**


 

Ref: 249923 **BARKINGSIDE** **Thorpe House, 23 Station Approach , Barkingside, IG6 1LR**

Landlord: Peabody Trust

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

Ref: 249924 **BARKINGSIDE** **Thorpe House, 23 Station Approach , Barkingside, IG6 1LR**

Landlord: Peabody Trust

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

Outcomes for Redbridge - Properties advertised between 01/08/2025 and 04/08/2025

Property Ref	Area	Address	No. of Bedrooms	Floor	Property Type	No of Bids	Effective date of Successful Bid*	Preference	Community Contribution
249768	Aldborough	Netley Road, IG2 7NP	1	2nd floor	Flat	4	19/09/2019	No preference	LBR Band 3
249720	Barkingside	Thorpe House, IG6 1LR	1	3rd floor	Flat	4	16/01/2019	Reasonable preference	LBR Band 3
249723	Barkingside	Thorpe House, IG6 1LR	1	2nd floor	Flat	2	27/09/2018	Reasonable preference	LBR Band 3
249724	Barkingside	Thorpe House, IG6 1LR	1	2nd floor	Flat	2	16/01/2019	Reasonable preference	LBR Band 3
249734	Barkingside	Thorpe House, IG6 1LR	1	1st floor	Flat	1	27/09/2018	Reasonable preference	LBR Band 3
249739	Barkingside	Thorpe House, IG6 1LR	1	1st floor	Flat	1	01/07/2024	No preference	LBR Band 3
249740	Barkingside	Thorpe House, IG6 1LR	1	Ground floor	Flat	3	25/08/2023	No preference	LBR Band 3
249741	Barkingside	Station Approach, IG6 1GU	1	Ground floor	Flat	2	25/08/2023	No preference	LBR Band 3
249784	Loxford	Holm Square, IG3 9FU	1	5th floor	Flat	2	19/09/2019	No preference	LBR Band 3
249721	Barkingside	Thorpe House, IG6 1LR	2	2nd floor	Flat	75	07/11/2017	Reasonable preference	LBR Band 3
249731	Barkingside	Thorpe House, IG6 1LR	2	1st floor	Flat	77	07/11/2017	Reasonable preference	LBR Band 3
249737	Newbury	Abbey Road, IG2 7LZ	2	1st floor	Flat	61	02/02/2020	No preference	LBR Band 3
249726	Roding	Lambourne Court, IG8 7OD	2	10th floor	Flat	56	04/11/2019	No preference	LBR Band 3
249722	Barkingside	Thorpe House, IG6 1LR	3	2nd floor	Flat	66	10/08/2010	Reasonable preference	LBR Band 2
249725	Barkingside	Thorpe House, IG6 1LR	3	2nd floor	Flat	62	06/05/2011	Reasonable preference	LBR Band 3
249728	Barkingside	Thorpe House, IG6 1LR	3	2nd floor	Flat	63	21/03/2014	Reasonable preference	LBR Band 3
249732	Barkingside	Thorpe House, IG6 1LR	3	1st floor	Flat	62	10/08/2010	Reasonable preference	LBR Band 2
249735	Barkingside	Thorpe House, IG6 1LR	3	1st floor	Flat	59	06/05/2011	Reasonable preference	LBR Band 3
249738	Barkingside	Thorpe House, IG6 1LR	3	1st floor	Flat	62	25/09/2008	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.