


Bidding closes 19 May 2025

Ref: 248449 **RODING** **Liston Way, Woodford Green, Essex, IG8 7BJ**

Landlord: Redbridge

Type: Flat **Bedrooms:** 1
Bedsizes: 1 double **Level:** 11th floor
Other: 0.43 miles to Woodford station. Close to local amenities.

RENT (including charges of £36.79) **£154.89pw**


Redbridge 

Ref: 248448 **LOXFORD** **Madras House, Madras Road, Ilford, Essex, IG1 2EZ**

Landlord: Redbridge

Type: Flat **Bedrooms:** 1
Bedsizes: 1 double **Level:** 2nd floor
Other: TO BE OFFERED TO A DIRECT LET FIRST. 0.52 miles to Ilford station. Close to local amenities. 38 steps to the front door, No lift.

RENT (including charges of £14.38) **£130.61pw**


Redbridge 

Ref: 248487 **LOXFORD** **Holm Square, Ilford, Essex, IG3 9FU**

Landlord: Redbridge

Type: Flat **Bedrooms:** 1
Bedsizes: 1 double **Level:** 1st 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**


Redbridge 

Ref: 248477 **NEWBURY** **Suffolk Court, Suffolk Road, Ilford, Essex, IG3 8JU**

Landlord: Redbridge

Type: Flat **Bedrooms:** 1
Bedsizes: 1 double **Level:** 1st floor
Other: TO BE OFFERED TO A DIRECT LET FIRST. New Build, Not Adaptable. Property due to be ready July 2025. NO PARKING

RENT (including charges of £30.94) **£238.14pw**


Redbridge 

Ref: 248478 **NEWBURY** **Suffolk Court, Suffolk Road, Ilford, Essex, IG3 8JU**

Landlord: Redbridge

Type: Flat **Bedrooms:** 1
Bedsizes: 1 double **Level:** 2nd floor
Other: TO BE OFFERED TO A DIRECT LET FIRST. New Build, Not Adaptable. Property due to be ready July 2025. NO PARKING

RENT (including charges of £30.94) **£238.14pw**

Redbridge 

Ref: 248480 **NEWBURY** **Suffolk Court, Suffolk Road, Ilford, Essex, IG3 8JU**

Landlord: Redbridge

Type: Flat **Bedrooms:** 1
Bedsizes: 1 double **Level:** 3rd floor
Other: TO BE OFFERED TO A DIRECT LET FIRST. New Build, Not Adaptable. Property due to be ready July 2025. NO PARKING

RENT (including charges of £30.94) **£238.14pw**


Redbridge 

Ref: 248472 **VALENTINES** **29 Airlie Gardens, Ilford, Essex, IG1 4BL**

Landlord: Redbridge

Type: Flat **Bedrooms:** 1
Bedsizes: 1 single **Level:** Ground floor
Other: 1 weeks rent payment in advance. FIXED TERM TENANCY with a ONE YEAR PROBATIONARY TENANCY. Applicants must be 60 years and over.

RENT (no other charges) **£125.83pw**



Redbridge 

Ref: 248462 **HAINAULT** **Madeline Court, Robinia Close, Hainault, Ilford, IG6 3GT**

Landlord: Clarion Housing

Type: Flat **Bedrooms:** 2
Bedsizes: 2 doubles **Level:** Ground floor
Other: HA criteria will apply. NO LIFT. Rent monthly. Affordable rent. Monthly rent amount. To be offered to a direct let first.

RENT (including charges of £85.51) **£692.83pw**


 

Ref: 248488 **LOXFORD** **Holm Square, Ilford, Essex, IG3 9FU**

Landlord: Redbridge

Type: Flat **Bedrooms:** 2
Bedsizes: 2 doubles **Level:** 2nd 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 £17.49) **£236.86pw**


Redbridge 

Ref: 248482 **LOXFORD** **Holm Square, Ilford, Essex, IG3 9FU**

Landlord: Redbridge

Type: Flat **Bedrooms:** 2
Bedsizes: 2 doubles **Level:** 1st 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 £17.49) **£236.86pw**


Redbridge 

Ref: 248485 **LOXFORD** **Holm Square, Ilford, Essex, IG3 9FU**

Landlord: Redbridge

Type: Flat **Bedrooms:** 2
Bedsizes: 2 doubles **Level:** 1st 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 £17.49) **£236.86pw**


Redbridge 











Ref: 248486 **LOXFORD** **Holm Square, Ilford, Essex, IG3 9FU**

Landlord: Redbridge

Type: Flat **Bedrooms:** 2
Bedsizes: 2 doubles **Level:** 1st 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 £17.49) **£236.86pw**

Redbridge 

Ref: 248481	NEWBURY	Suffolk Court, Suffolk Road, Ilford, Essex, IG3 8JU
	Landlord: Redbridge	
	Type: Flat	Bedrooms: 3
	Bedsizes: 2 doubles - 1 single	Level: 4th floor
	Other: TO BE OFFERED TO A DIRECT LET FIRST. New Build, Not Adaptable. Property due to be ready July 2025. NO PARKING	
RENT (including charges of £36.71) £268.27pw		
		
		
		
		

Outcomes for Redbridge - Properties advertised between 09/05/2025 and 12/05/2025

Property Ref	Area	Address	No. of Bedrooms	Floor	Property Type	No of Bids	Effective date of Successful Bid*	Preference	Community Contribution
248394	Fairlop	Tudor Crescent, IG6 2RP	1	Ground floor	Flat	12	09/08/2007	Reasonable preference	LBR Band 3
248400	Goodmayes	Redwing House, IG3 8FL	1	2nd floor	Flat	8	13/05/2016	No preference	LBR Band 3
248367	Newbury	Suffolk Court, IG3 8JZ	2	4th floor	Flat	340	01/08/2023	No preference	LBR Band 1
248368	Newbury	Suffolk Court, IG3 8JZ	2	4th floor	Flat	331	01/08/2023	No preference	LBR Band 1
248366	Newbury	Suffolk Court, IG3 8JZ	3	3rd floor	Flat	226	07/02/2006	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.