


**Bidding closes 30 June 2025**

**Ref: 249174** **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**

Redbridge 

**Ref: 249113** **BARKINGSIDE** **Ashbee House, 5 Station Approach, Barkingside, IG6 1GW**

**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 November 25. Monthly rent. Not adaptable.

**RENT** (including charges of £96.22) **£780.87pw**


Peabody Trust 

**Ref: 249127** **LOXFORD** **Holm Square, Ilford, Essex, IG3 9FU**

**Landlord:** Redbridge

**Type:** Flat **Bedrooms:** 1  
**Bedsizes:** 1 double **Level:** 4th floor  
**Other:** New Build, not ready until November 2025. No parking, to be offered to a Direct Let First. Not adaptable.

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


Redbridge 

**Ref: 249122** **LOXFORD** **Holm Square, Ilford, Essex, IG3 9FW**

**Landlord:** Redbridge

**Type:** Flat **Bedrooms:** 1  
**Bedsizes:** 1 double **Level:** 1st floor  
**Other:** New Build, not ready until November 2025. No parking, to be offered to a Direct Let First. Not adaptable.

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


Redbridge 

**Ref: 249123** **LOXFORD** **Holm Square, Ilford, Essex, IG3 9FW**

**Landlord:** Redbridge

**Type:** Flat **Bedrooms:** 1  
**Bedsizes:** 1 double **Level:** 1st floor  
**Other:** New Build, not ready until November 2025. No parking, to be offered to a Direct Let First. Not adaptable.

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


Redbridge 

**Ref: 249124** **LOXFORD** **Holm Square, Ilford, Essex, IG3 9FW**

**Landlord:** Redbridge

**Type:** Flat **Bedrooms:** 1  
**Bedsizes:** 1 double **Level:** 1st floor  
**Other:** New Build, not ready until November 2025. No parking, to be offered to a Direct Let First. Not adaptable.

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

Redbridge 

**Ref: 249115** **BARKINGSIDE** **Ashbee House, 5 Station Approach, Barkingside, IG6 1GW**

**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 November 25. Monthly rent. Not adaptable.

**RENT** (including charges of £97.40) **£802.92pw**

Peabody Trust 

**Ref: 249116** **BARKINGSIDE** **Ashbee House, 5 Station Approach, Barkingside, IG6 1GW**

**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 November 25. Monthly rent. Not adaptable.

**RENT** (including charges of £96.71) **£802.23pw**


Peabody Trust 

**Ref: 249110** **BARKINGSIDE** **Station Approach, Barkingside, IG6 1GU**

**Landlord:** Peabody Trust

**Type:** Flat **Bedrooms:** 2  
**Bedsizes:** 1 double - 1 single **Level:** Ground floor  
**Other:** TO BE OFFERED TO A DIRECT LET FIRST. New Build not ready until November 25. Monthly rent. Fully adapted will only be offered to a wheelchair user.

**RENT** (including charges of £52.22) **£736.87pw**


Peabody Trust 

**Ref: 249125** **LOXFORD** **Holm Square, Ilford, Essex, IG3 9FW**

**Landlord:** Redbridge

**Type:** Flat **Bedrooms:** 2  
**Bedsizes:** 2 doubles **Level:** 1st floor  
**Other:** New Build, not ready until November 2025. No parking, to be offered to a Direct Let First. Not adaptable.

**RENT** (including charges of £17.49) **£236.86pw**


Redbridge 

**Ref: 249126** **LOXFORD** **Holm Square, Ilford, Essex, IG3 9FU**

**Landlord:** Redbridge

**Type:** Flat **Bedrooms:** 2  
**Bedsizes:** 2 doubles **Level:** 4th floor  
**Other:** New Build, not ready until November 2025. No parking, to be offered to a Direct Let First. Not adaptable.

**RENT** (including charges of £17.49) **£236.86pw**


Redbridge 

**Ref: 249135** **BRIDGE** **DEBDEN CLOSE, WOODFORD GREEN, IG8 7JP**

**Landlord:** Redbridge

**Type:** House **Bedrooms:** 3  
**Bedsizes:** 2 doubles - 1 single **Level:** Ground floor  
**Other:** TO BE OFFERED AS DIRECT LET FIRST. OFF STREET PARKING. CLOSE LOCAL SHOPS AND TRANSPORT. Separate WC to bathroom. Not adaptable.

**RENT** (no other charges) **£196.79pw**

Redbridge 

Outcomes for Redbridge - Properties advertised between 20/06/2025 and 23/06/2025

Property Ref	Area	Address	No. of Bedrooms	Floor	Property Type	No of Bids	Effective date of Successful Bid*	Preference	Community Contribution
248983	Loxford	Holm Square, IG3 9FU	1	5th floor	Flat	6	11/05/2020	No preference	LBR Band 3
248975	Newbury	Suffolk Court, IG3 8JU	1	2nd floor	Flat	7	06/09/2021	No preference	LBR Band 3
248976	Newbury	Suffolk Court, IG3 8JU	1	3rd floor	Flat	8	11/05/2020	No preference	LBR Band 3
248977	Loxford	Holm Square, IG3 9FU	2	Ground floor	Flat	218	01/08/2023	No preference	LBR Band 1
248978	Loxford	Holm Square, IG3 9FU	2	Ground floor	Flat	204	01/08/2023	No preference	LBR Band 1
248979	Loxford	Holm Square, IG3 9FU	2	4th floor	Flat	64	30/10/2017	Reasonable preference	LBR Band 3
248980	Loxford	Holm Square, IG3 9FU	2	4th floor	Flat	57	30/10/2017	Reasonable preference	LBR Band 3
248981	Loxford	Holm Square, IG3 9FU	2	5th floor	Flat	61	02/02/2018	Reasonable preference	LBR Band 3
248982	Loxford	Holm Square, IG3 9FU	2	5th floor	Flat	59	17/06/2019	No preference	LBR Band 3
249040	Newbury	Suffolk Court, IG3 8JZ	3	1st floor	Flat	209	10/09/2010	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.