



**£525,000**

**Fishgaurd Way**

London, E16 2RG



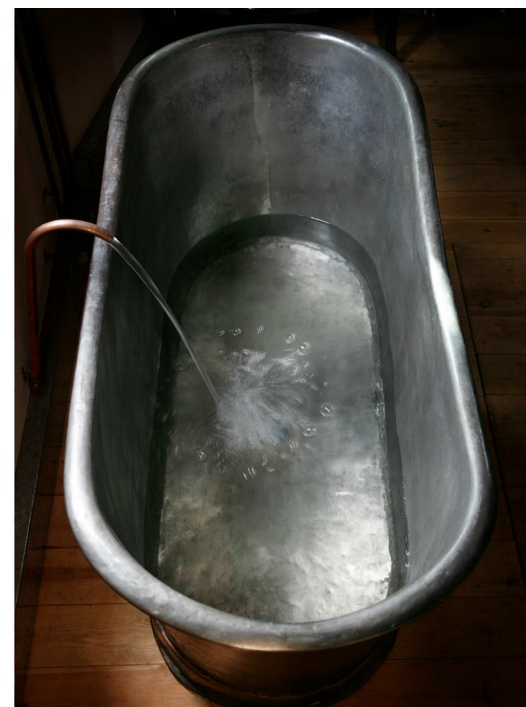
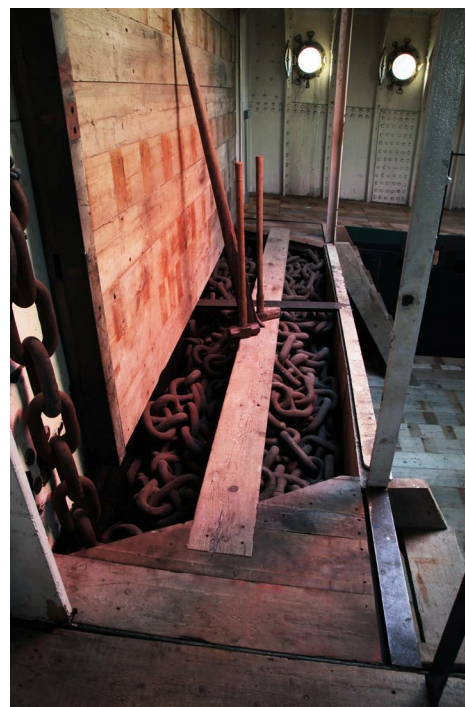
The historical vessel was built in 1938 in riveted steel, she is 134 feet long (just over 40 meters) with a beam of 25 feet. Her spectacular lighthouse tower rises 15 metres above the level of the water. The ship retired from lighthouse service in 2004 and was sympathetically restored to operate as an events venue, film location and photographic studio. She has hosted many famous names from the music, fashion and acting world.

The vessel could continue to operate as a live/work photographic studio and location, she could be converted into a unique houseboat or developed into a spectacular AirBnB business.

Lightship 93 offers about 330 Sqm of internal space and about 250 Sqm of deck space on two main levels. There are six cabins in total. The four crew cabins have been maintained with their original mahogany furniture, a bright cabin in the wheelhouse benefits from stunning porthole windows, and a large double bedroom has been obtained from the master's quarters astern. The galley has been fitted with iconic English Rose reclaimed kitchen furniture. A large bathroom features an antique French copper bath and there are a small en-suite serving the crew's cabins and a cloakroom conveniently situated by the office. The vast former machine room is currently used as a photographic studio and it is complemented by a generously sized daylight changing room and an iconic office space.

The Lightship can stay at her current location but there are limited facilities onsite. An alternative mooring has been secured in Wapping with walk-ashore access, which would suit a commercial enterprise.

These boat details are subject to contract.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

#### OFFICE ADDRESS

88 Cheshire Street  
London  
E2 6EH

#### OFFICE DETAILS

0207 739 6969  
info@peachproperties.com  
www.peachproperties.com