



RESIDENCE 5.08



 [PLAY RESIDENCE TOUR](#)



A HOME FOR THE CREATIVE

Residence 5.08

Fifth floor

Internal area 2,316 sq ft | 215.2 sqm

External area 248 sq ft | 23 sqm

3 Bedrooms | 3.5 Bathrooms

Terrace





A SPACE TO ADMIRE AND INSPIRE

The work of Goddard Littlefair, the studio behind the award-winning Guerlain Spa within Raffles London, takes a distinct architectural approach to the proportions, materiality and atmosphere of this 3-bedroom residence.

Inspired by the modern creative, this home is expressed through deep tones, evocative finishes and a structured layout, lending a composed urban quality, offset by deliberate moments of warmth and personality, whilst remaining deeply rooted in the historic character of The OWO.

The daily rhythms of life are clearly defined in the considered layout, which plays with open entertaining and cosier, more familiar dining arrangements to create a comfortable sense of intimacy and fluidity of connection.

The more private quarters then, by design, speak to more personal rituals of routine and retreat. A home with generous proportions, defined by sophistication, personal style and tailored comfort.



A library wall spans the length of the reception room, integrating thoughtful storage and personal display, anchoring the space. Generous seating layered with textures like ivory velvet, tanned leather, stained oak and bronze bring a refined private member's club quality to the room with a quiet undercurrent of Edwardian authority that feels entirely at home here.





'The Den' is this residence's most personal room. Conceived as an atmospheric retreat, custom joinery in dark timber houses a vinyl collection and record player: an immersive space dedicated to music, literature or reflection. Burgundy tones and soft, controlled lighting reinforce this is as a sanctuary for focussed thought, deliberately designed for long, uninterrupted evenings or unhurried work.



The principal bedroom is confident and warm in character, anchored by a richly panelled headboard, set within a geometric timber frame, adding depth and craftsmanship that runs throughout the room. Custom pieces chosen by Goddard Littlefair, like the timber bedside tables featuring floating tops lend an atmospheric quality to the room's warmth, softened by light from the room's private balcony.



AN ADDRESS FOR LIVING WELL

Moments from London's bustle and opposite Horse Guards, an oasis on Whitehall awaits. Formerly home to the Ministry of Defence, The OWO has been meticulously restored and finds its greatest chapter yet as:

- 120-key 5-star Raffles London hotel - the first in the UK and one of the World's 50 Best Hotels (one of only three in the UK)
- 12 world-class restaurants and bars, including Milanese cult classic Langosteria
- 85 private residences, fully managed and operated by dedicated Raffles residential concierge

THE OWO RESIDENCES BY RAFFLES



- 1 - 5 bedroom residences, complete and ready to occupy
- 24-hour security and concierge
- Discreet residents' only entrance and separate underground parking
- All residences serviced and managed by Raffles
- Four levels of private leisure and amenity space spanning 30,000 sq ft exclusively for residents
- Wellness suite complete with gym, movement studios, Pilates and yoga studio, sauna, steam, cold plunge and treatment rooms
- Private garden courtyard
- Formal and informal lounges with a private dining room for 10
- Boardroom with conference facilities and catering on request
- Generous ceiling heights of 3m – 4.4m
- A suite of a la carte and bespoke services from Raffles
- Access to Raffles London hotel facilities, including the 25 metre swimming and vitality pools designed by Goddard Littlefair
- Exclusive invitation only access to Raffles Diamond Club membership

DEVELOPMENT INFORMATION

CAR PARKING

Secure valet underground parking available £3,700 per annum

STORAGE UNITS

Available by separate arrangement

LEASE

250-year lease

GROUND RENT

Peppercorn

SERVICE CHARGES

£19.73 psf per annum

TERRACES AND STORAGE

£9.86 psf per annum

TERMS

10% deposit payable on exchange of contracts (less reservation fee), 20 days from the date of reservation.
90% due on completion.



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