



THE
OWO
RESIDENCES

RESIDENCE 5.06



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A HOME FOR THE COLLECTOR

Residence 5.06

Fifth floor

Internal area 1,993 sq ft | 185.2 sqm

External area 258 sq ft | 47 sqm

3 Bedrooms | 3.5 Bathrooms | Terrace

SHAPED AROUND A COLLECTOR'S SENSIBILITY

The work of Goddard Littlefair, the studio behind the award-winning Guerlain Spa within Raffles London, brings a sense of serenity and levity to this 3-bedroom home within The OWO Residences by Raffles.

Light in palette, fluid in plan and designed for effortless living, the layout of this home is arranged with a relaxed yet quiet precision.

A seamless sequence starts from the formal entry to hosting and dining, carrying through to lounging areas. Spaces designed for dinners and conversation but equally suited to quiet moments in between. Where every detail speaks to a life of discovery and connection.

Bespoke and antique pieces handpicked by Goddard Littlefair for this home tell a story, as if gathered over time, rather than placed all at once. Objects that take pride of place, a point of display - collected through a life immersed in art, culture and travel. In a residence where London on one's doorstep serves as much as a point of connection, as much as a place to call home.



Composed around natural light, warm textures and rich layers, this is a home where calm is not an atmosphere but a discipline. A television is concealed by sliding silk panels and antique mirrors - handpainted with a botanical sage motif by London multi-disciplinary firm Studio Graphite - while natural light settles across the reception room, streaming in from the residence's south-facing balconies.



The playful dining arrangement of an oval table as the dining centrepiece, paired with a curved bench and enveloping assymetric seating, encourages a relaxed, convivial approach to entertaining. A statement burl-wood tea cabinet hides an informal bar anchored to one wall, while the kitchen's crittal doors can stay open or closed as the occassion warrants. The sense of ease and connectivity, however, remains.





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 a 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



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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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