



THE OWO RESIDENCES
LONDON, SW1A

GRANT J BATES
— PROPERTY —



An iconic London residence offering 5* service, heritage, and hotel style living



The OWO Residences, 6 Horse Guards Avenue, London, SW1A

Leasehold

- Grade II* Landmark Building
- Raffles Serviced Living
- 24hr Concierge & Security
- Lateral Over 1,600 sq ft
- Two Bed, Two Bath
- Heritage Architecture Restored
- Turnkey Finish
- Smallbone Gaggenau Kitchen
- Marble Bathrooms
- Prime SW1A Location

Description

A rare opportunity to acquire a lateral two bedroom residence within Raffles London at The OWO, one of London's most significant landmark buildings, positioned moments from the Thames in the heart of SW1A.

Set within the former Old War Office, a Grade II* listed building of extraordinary architectural and historical importance, once occupied by figures such as Winston Churchill and Ian Fleming, the building has been meticulously restored and reimagined to create a collection of 85 private residences, alongside a 120 key five star hotel and an exceptional suite of resident amenities.

Residents enjoy a level of service synonymous with Raffles, with 24 hour concierge and doormen, comprehensive security and privacy, residents' lounges, landscaped gardens, a private cinema, and a fully equipped wellness offering including spa and treatment suites, gymnasium and hotel pool access.

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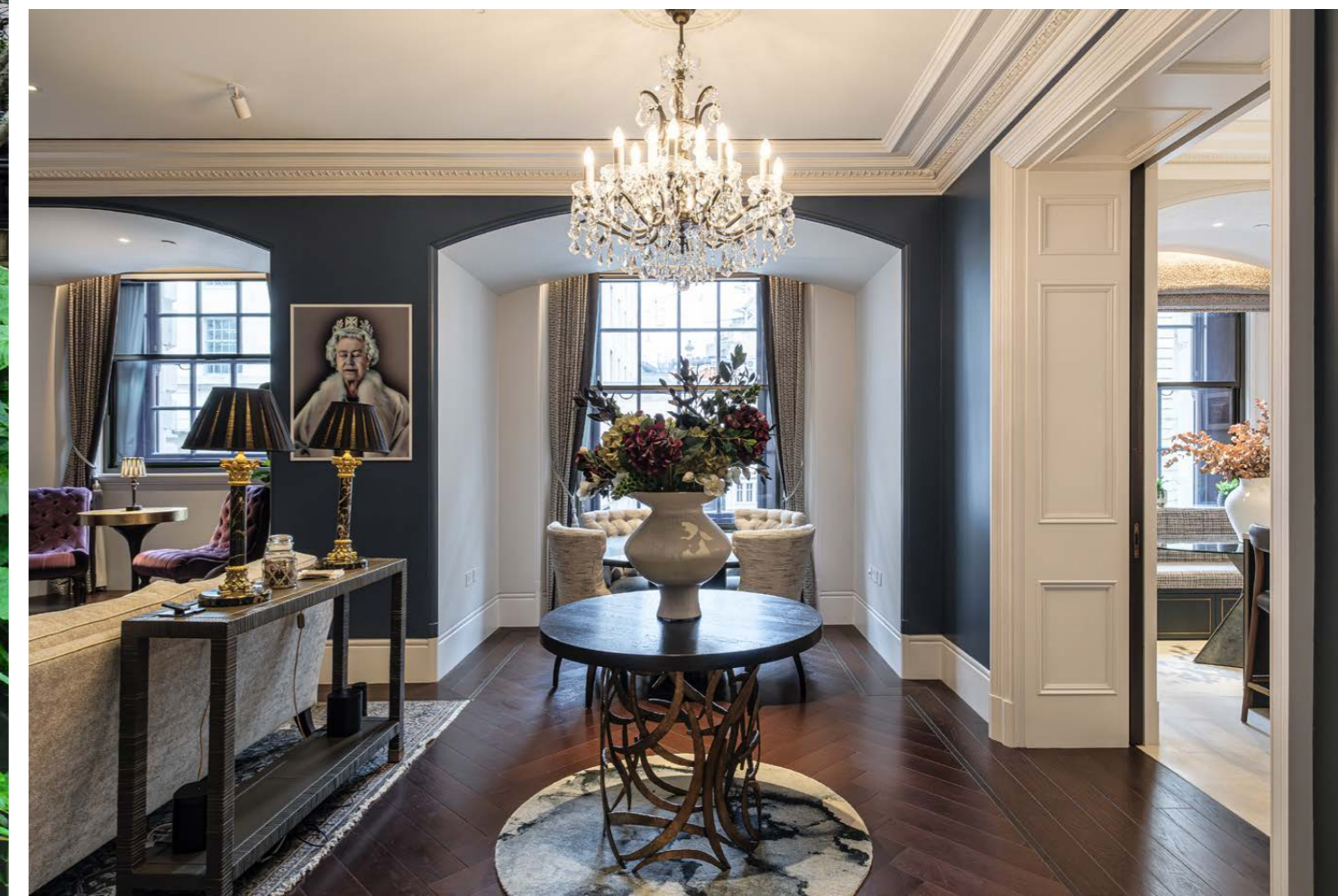


A la carte services extend to chauffeuring, butler service, in residence dining, private chefs, personal training, wellness therapies, shopping assistance and full lifestyle management, delivering a seamless, hotel-backed living experience.

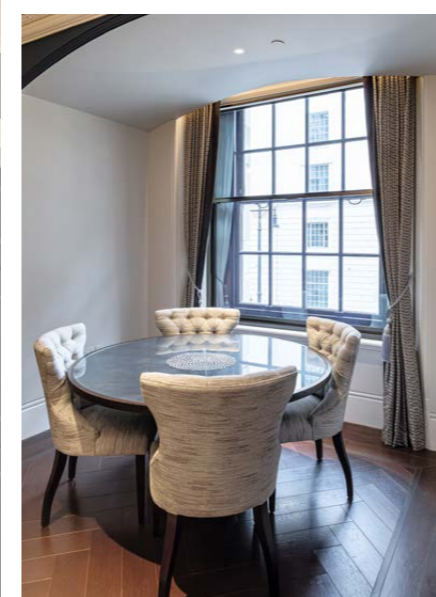
The apartment extends to just over 1,600 square feet and is arranged laterally, offering two bedrooms and two bathrooms. The design is defined by a considered dialogue between heritage architecture and contemporary refinement, where original character has been carefully preserved and elevated.

Accessed via beautifully restored communal areas, where original mosaic tiling forms part of the arrival experience, the transition into the apartment is immediate and intentional, shifting from historic grandeur to calm, modern living.

Within the apartment, the architectural language is led by original sash windows, elegantly proportioned and sympathetically upgraded with secondary glazing, allowing for both acoustic comfort and thermal performance without compromising the building's historic integrity. These windows frame refined outlooks towards classical stone façades and traditional crown mouldings, reinforcing a strong sense of place within a historic streetscape.







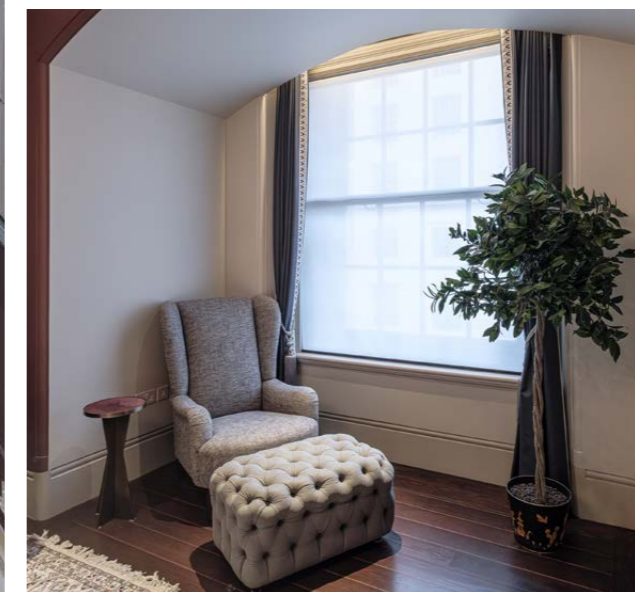
Ceiling lines are articulated with detailed corning, echoing the building's Edwardian-Baroque character, while soft arches and subtle spatial transitions introduce rhythm and flow throughout. The proportions are exceptional, with generous ceiling heights and strong natural light creating volume, balance and a sense of quiet, understated luxury.

The kitchen is by Smallbone of Devizes, finished in Perla Venata stone with a full suite of Gaggenau appliances, combining precision engineering with restrained, elegant design. Detailing is intentionally discreet, fluted glass, integrated handles and carefully considered lighting all contributing to a cohesive and refined aesthetic.

Bathrooms are executed to a hotel standard, with marble and stone finishes, antique brassware by Waterworks, freestanding baths and underfloor heating, creating a private, spa-like environment aligned with the wider Raffles offering.

Bespoke dressing areas are crafted in figured sycamore with integrated lighting and tailored joinery, delivering a level of finish and materiality more commonly associated with boutique hospitality than residential development.

Throughout, engineered oak flooring, Lutron lighting and comfort cooling ensure a seamless integration of heritage and modern living, where performance and atmosphere sit in equal measure.



This is a residence defined by its balance, the preservation of historic character, the precision of contemporary design and the rarity of fully serviced living, all within one of London's most iconic buildings.

Situation

Positioned moments from St James's Park, Buckingham Palace, Big Ben and Downing Street, the location places residents at the centre of London's political and cultural landscape, while also offering immediate access to some of the capital's finest lifestyle amenities.

World class dining is on the doorstep, both within the building itself and across nearby Mayfair, St James's and Soho, offering a breadth of Michelin starred restaurants, private members' clubs and established institutions. Luxury retail is equally accessible, with Bond Street and Regent Street within close reach, alongside independent boutiques and heritage brands throughout St James's.



Connectivity is exceptional, with Westminster Station, St. James's Park Station and Charing Cross Station all within walking distance, providing access to the Jubilee, District, Circle, Bakerloo and Northern lines, as well as national rail services. This enables direct and efficient access across London, including the City, Canary Wharf and the West End, as well as convenient routes towards international travel hubs.

The result is a location that balances global connectivity with immediate access to green space, heritage landmarks and some of London's most established and refined neighbourhoods, completing a residential offering of rare quality and significance.

Additional Information

Local Authority: Westminster
Council Tax Band: H
EPC Rating: B

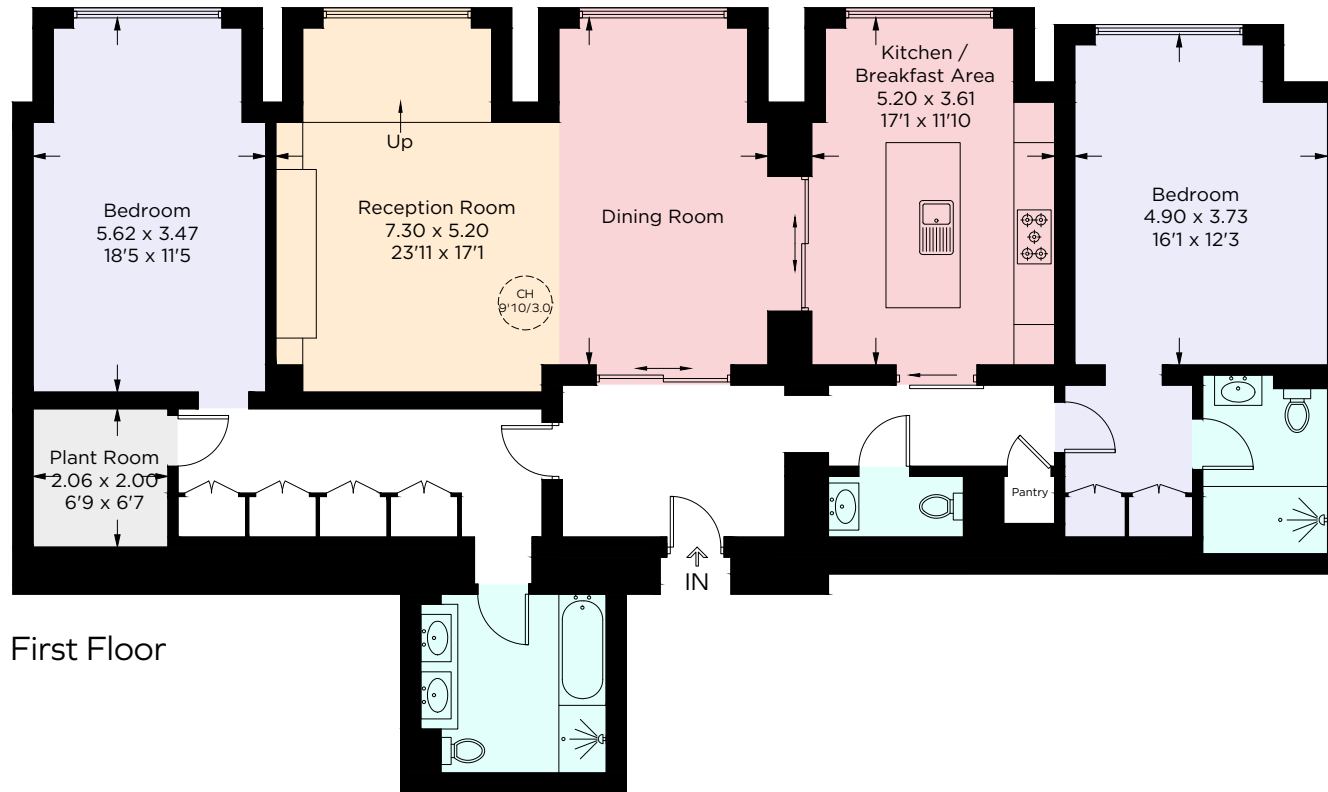


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CH
9'10"/3.0' = Ceiling Height



The OWO Residences

Approximate Gross Internal Area = 149.7 sq m / 1611 sq ft

Important Notice: These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.