

THE
WESTMINSTER
RESIDENCE

WHITEHALL • LONDON SW1

THE
OWO
RESIDENCES



RAFFLES
LONDON



THE OWO RESIDENCES BY RAFFLES

An address long
before it was a home

For a century, this was the Old War Office - a building of historical significance in the heart of Whitehall.

Eight years of restoration later, it is The OWO with Raffles' first UK hotel, twelve restaurants and bars, and a collection of private residences.

The Westminster Residence is one of them.

RESIDENCE 6.04

The Westminster Residence

Floors	Sixth and seventh
Bedrooms	Four with four bathrooms
Internal	3,804 sq ft • 353.3 sq m
Terraces	1,765 sq ft • 164 sq m
Interior Design	Banda Design Studio
Furnishing	Included
Complete and ready to occupy	





LEVELS SIX AND SEVEN

Upstairs to live,
downstairs to retreat

Level seven holds the reception, the bar, the study, the kitchen and dining room, and the views from expansive terraces.

Level six holds the bedrooms, further outdoor space and peaceful quiet.



The Reception Room

The largest room in the residence, arranged around two oversized sofas, with a wall-mounted marble and lacquer bar at one end and bar stools by Studio OSKLO. French windows open straight onto the main terrace.

Evenings begin here.





The Kitchen

Dark timber and a bespoke marble island. The formal dining room adjoins this space, and closes off when it needs to. Both rooms open to the rear terrace, with views of the London Eye.



1,765 SQ FT OF EXTERNAL AREA

Open air above Whitehall

The main terrace is accessed from the reception room and is ideal for summer evenings with the London Eye beyond.

The kitchen terrace is perfect for relaxing breakfasts.





THE INTERIOR DESIGN

Heritage and craft

“The intention was to create a home that felt deeply connected to the building and the way people live today. We wanted to bring heritage and craftsmanship into a contemporary setting.

“As the apartment sits within The OWO, there is also a natural relationship with hospitality, entertaining and the wider lifestyle of the building.

“The home is designed for that rhythm, from family life and quieter moments to dinners, drinks and larger gatherings across the living spaces and terraces.”

Edo Mapelli Mozzi

Founder, Banda Design Studio





THE STUDY

Vintage and bespoke

Banda puts vintage finds and new commissions side by side and allows them to settle together, rather than matching everything to a theme.

The study is wrapped wall to wall in a Watts 1874 tapestry motif with a Dennis Kaiser desk, an H Gallery chair, and a Pierre Frey Teddy Mohair sofa for the times you need a moment of repose.

SIXTH FLOOR

Time to retreat

The Orphan Works chandelier hangs through both levels and follows you down the stairs.

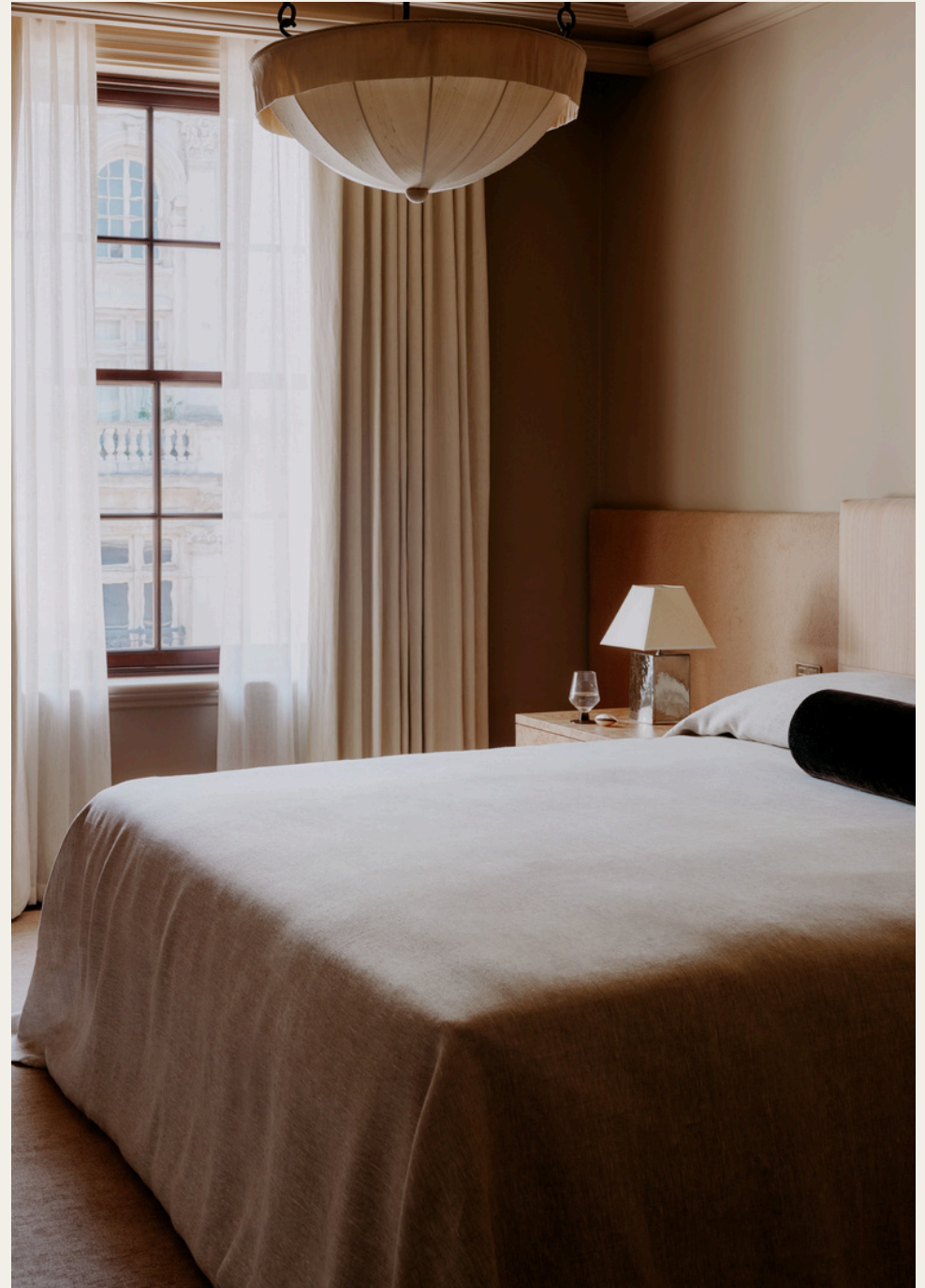
Level six is more enclosed by design: a bespoke Nero Marquina entrance table at the landing, vintage Prague sheepskin footstools, and contemporary artwork hangs the length of the corridor.





The North-Eastern Wing

The principal suite includes a spacious walk-in wardrobe, en-suite and bedroom, each with direct access to the terrace on this floor. Two guest bedrooms sit either side, each with their own interior design.









THE OWO RESIDENCES BY RAFFLES

The Building

- Raffles London at The OWO - the first Raffles hotel in the UK, and one of the World's 50 Best Hotels
- Twelve restaurants and bars, among them Langosteria, Kioku by Endo, Mauro Colagreco, and Papermoon
- Eighty-five private residences by Raffles

The Residences

- 30,000 sq ft of private amenities for residents
- Gym, movement, yoga and Pilates studios, sauna, steam, cold plunge and treatment suite
- Residents' landscaped garden
- Private dining room for ten and a boardroom with conference facilities and catering on request
- A 16 seater cinema, and a games room
- Five lounges
- Residents' entrances and secure underground parking



THE OWO RESIDENCES BY RAFFLES

From Raffles

- Raffles dedicated residential concierge
- 24-hour security
- Access to Raffles hotel facilities, including the 25 metre swimming and vitality pools, and Guerlain Spa
- Invitation-only access to Raffles Diamond Club membership



Development Information

Underground Parking	£3,700 per annum
---------------------	------------------

Storage Units	Available by separate arrangement
---------------	-----------------------------------

Lease	250 years
-------	-----------

Ground Rent	Peppercorn
-------------	------------

Service Charges	£19.73
-----------------	--------

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.
-------	---

