



The OWO Residences by Raffles, Whitehall **SW1A**





# The OWO Residences, Whitehall **SW1A**

Once home to The Old War Office, this is a unique opportunity to purchase a four-bedroom lateral apartment within The OWO, a branded residence within Raffles. Located on the third floor and offers 3,329 sq ft of luxury living space.

The OWO is a landmark Grade II\*-listed Edwardian baroque building situated in the heart of London on Whitehall and opposite Horse Guards. Formerly home to the Ministry of Defence, the building was once the office of great statesmen such as Winston Churchill and Lord Haldane and was the inspiration for writer Ian Fleming for his James Bond 007 spy stories.



**Guide price:** £18,500,000 FF&E

**Tenure:** Leasehold: approximately 250 years remaining

**Service charge:** £16.77 per sq ft per annum, reviewed every year, next review due 2025

**Ground rent:** Peppercorn

**Local authority:** City of Westminster

**Council tax band:** H













The OWO is a master class in design and construction. Having undergone a 9-year forensic restoration, the building now consists of 85 private residences serviced by the 5\* Raffles Hotel, and 11 bars and restaurants. The project was officially opened in September 2023 by HRH Princess Anne.

Key features include:

- 120-key Raffles Hotel - the first in the UK
- Collection of 11 restaurants and bars
- 85 Raffles Branded Residences (up to 5 bedrooms)
- Ceiling heights within each residence from 3m-4.4m
- 30,000 sq ft of dedicated residents-only amenity spaces
- Private landscaped Residents' garden
- 20m swimming and separate vitality pool
- 24-hour security and concierge
- Valet, secure underground parking and storage units
- All residences serviced and managed by the Raffles team
- Exclusive membership of Raffles Diamond Club















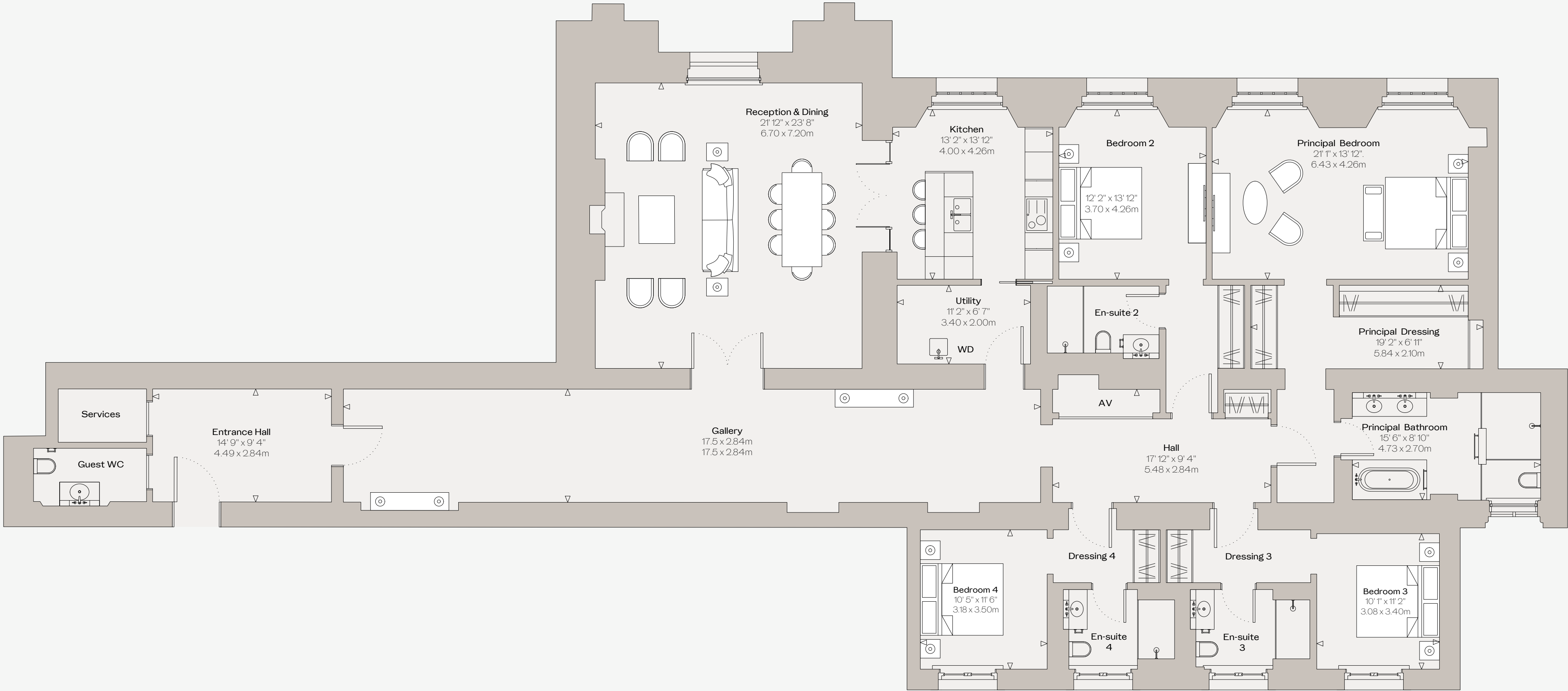




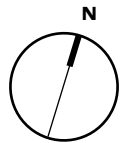


THE  
OWO  
RESIDENCES

WHITEHALL PLACE



RESIDENTS' GARDEN



3.11

Third Floor Residence

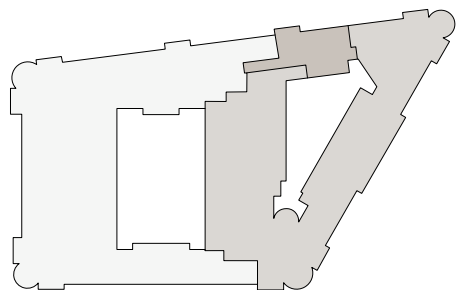
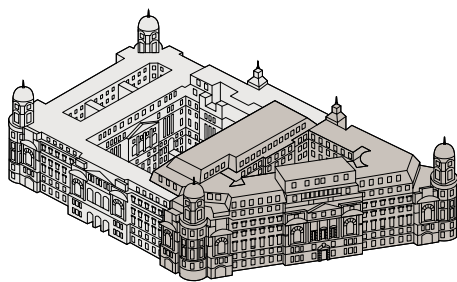
• - -  
4 Bedrooms / 4 Bathrooms

KEY	
AV	Audio Visual
WD	Washer Dryer

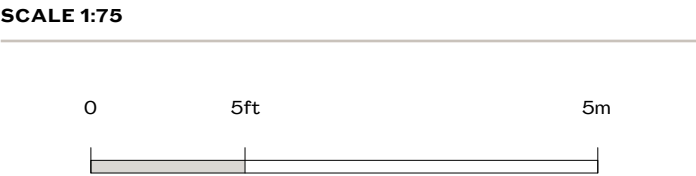


theowo.london

LOCATION



TOTAL AREA	FT <sup>2</sup>	M <sup>2</sup>
Internal Area	3,324ft <sup>2</sup>	308.8m <sup>2</sup>
Ceiling Height*	10ft 3in	3.125m





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## Your partners in property



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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