

THE
OWO
RESIDENCES

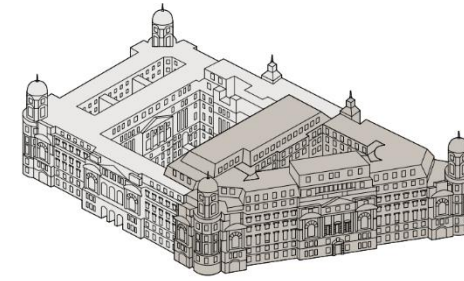


RESIDENCE 4.07



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Fourth Floor Residence
 Internal Area 2,385ft² 221.6m²
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 2 Bedrooms + Study / 2 Bathrooms

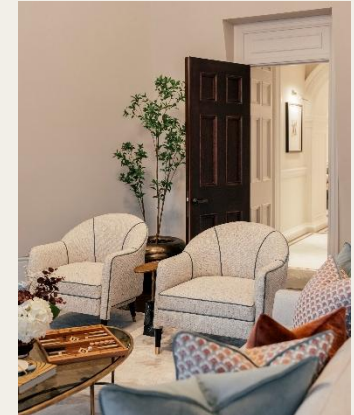




The OWO is a landmark Grade II* listed Edwardian baroque building situated in the heart of London on Whitehall and opposite Horse Guards. Formerly home to the Ministry of Defence where great statesman, such as Winston Churchill and Lord Haldane worked but also the writer Ian Fleming, who drew much of his inspiration for James Bond from his time there.

The OWO has been meticulously brought back to life as newest lifestyle destination for Central London, moments from the Royal Park of St. James, Buckingham Palace, Westminster Abbey, Houses of Parliament and Downing Street, all of which are a short walk away.

- ★ 120-key 5-star Raffles Hotel - the first in the UK
- ★ 9 exciting new on-site restaurants and 3 bars, including Langosteria
- ★ 85 Private Residences (1 – 5-bedrooms)
- ★ Unique features to each residence, including ceiling heights from 3m – 4.4m
- ★ Circa 30,000 sq ft of private leisure and amenity space exclusively for the residents such as wellness studios, private boardroom and dining room
- ★ Private Residents' garden
- ★ Access to hotel facilities, including the 25m swimming and vitality pools
- ★ 24-hour security and concierge
- ★ All residences serviced and managed by Raffles
- ★ Exclusive invitation only access to Raffles Diamond Club membership



RESIDENTIAL SERVICES & AMENITIES*

- ★ Director of Residences with on-site, team, appointed and trained by Raffles
- ★ 24-hour on-site concierge
- ★ Bell/doormen
- ★ Residential fitness and treatment suite facilities
- ★ Membership access to Hotel Pool
- ★ Residents' lounges and meeting spaces
- ★ Residents' garden, games room, and 16-seater cinema
- ★ General and refrigerated storage for deliveries
- ★ General and administrative services
- ★ On call waste removal by housekeeping from residence front door
- ★ Security throughout communal areas and all entrances
- ★ Communal area utilities, maintenance and housekeeping
- ★ Building management
- ★ Property insurance (base building/communal areas)

CURATED A LA CARTE SERVICES*

- ★ Sommelier and wine cellaring
- ★ Nutritionist, health and wellness consultations
- ★ Dry cleaning
- ★ Cable television or satellite services
- ★ Internet services
- ★ In-residence spa treatments & treatments at the Raffles Spa
- ★ Private chef (to create bespoke private dining experiences)
- ★ Personal assistant, secretarial & shopping services
- ★ Pre-arrival shopping
- ★ (grocery shopping and re-provisioning), shopping services
- ★ Pet minding, pet walking and related services
- ★ Translation services
- ★ Car detailing, re-fuelling and storage services
- ★ 24-hour emergency repair, and non-routine or specialised repair and maintenance
- ★ In-residence utilities





A LA CARTE SERVICES PROVIDED BY RAFFLES LONDON

- ★ Private transportation and chauffeur services
- ★ 24h in-residence dining and catering (including the support of dedicated butlers to support private events)
- ★ Butler services
- ★ Personal spa therapists, trainers, yoga and fitness instructors
- ★ Spa, bath and personal care products
- ★ Private chefs (to create bespoke private dining experiences)
- ★ Business centre services
- ★ In-residence housekeeping (from light cleaning and turn-down service to deep cleans, carpet cleaning, interior window cleaning)
- ★ Florist services
- ★ Laundry services
- ★ In-residence maintenance
- ★ Shoe-shine service
- ★ Technology assistance
- ★ Sports equipment storage
- ★ Newspaper and magazine delivery services to door of residence
- ★ Annual Ownership Benefits Fee (commencing at outset of 4th year following handover)
- ★ “While You’re Away” maintenance package, a turnkey solution for Residents frequently away from home (including plant care)







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



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Reservation procedure

Non-refundable booking fee is payable on reservation

<£5m	£10,000
£5 - £15m	£20,000
£15m+	£50,000

PAYMENT STRUCTURE:

- ★ 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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