THE

OWO

RESIDENCES

Look anew upon these stone façades,
What is it that you see?
A palace fortress built on Whitehall,
Crowned with history.

Within its walls, a world extends,
And tempts us yet to wander.
And hence we drift on silent feet,
Our minds now primed to ponder.

The grand entrance of The OWO on Whitehall, with hotel rooms and heritage suites of Raffles London facing towards St James's Park.

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"The OWO will be my greatest legacy to London for future generations to enjoy"

GOPICHAND PARMANAND HINDUJA

CO-CHAIRMAN, THE HINDUJA GROUP

A short stroll from The OWO takes you to the Thames riverside, the Palace of Westminster, the green spaces of St James's Park and Theatreland.

Destiny was set within these walls

CHAPTER 1

HISTORY

The Old War Office played a pivotal role at key moments in the 20th century, when legendary figures such as Winston Churchill and Lawrence of Arabia walked these corridors of power – and steered the world's course.

Legends planned, plotted and toiled in these rooms

SIR WINSTON CHURCHILL

As Secretary of State for War from 1919-1921, Sir Winston Churchill occupied the grand suite of offices in the War Office on Whitehall.

For much of the 20th century these offices and corridors teemed with activity. Messengers delivered telegrams and deciphered signals. Clerks typed away day and night during times of international crisis. And whether soldiers, politicians or spies, many of the era's most legendary figures worked here.

T.E. LAWRENCE

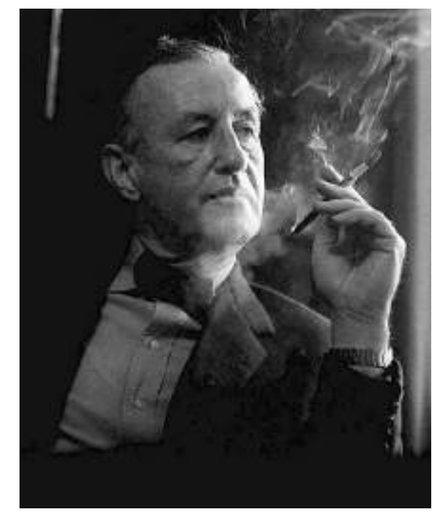
"The marble stairs are only for Field Marshals and charwomen," quipped young Lt. Lawrence in 1914, just before he found fame as Lawrence of Arabia.

JOHN PROFUMO

Scandal came to the War Office in 1963 when it was revealed that John Profumo, Secretary of State for War, shared a mistress, Christine Keeler, with a KGB spy.

SIR MANSFIELD CUMMING

A British naval officer and the first head of the War Office's Secret Intelligence Service, Cumming lived and worked in Whitehall between 1909 and 1922.



SIR IAN FLEMING

As a young intelligence officer, Fleming found inspiration at the War Office for 007 and the James Bond character that would become a cinematic legend.

The sculptures 'Victory & Fame' perched on the Horse Guards Avenue façade.

HIGH ABOVE WHITEHALL THE DRURY SCULPTURES SIT QUIETLY AND PENSIVELY

Four pairs of imposing allegorical statues, standing 13 feet tall, high up on the façade of The OWO, were carved by Alfred Drury, one of the most prominent architectural sculptors of his era. "Each of the figures signified something that is nobly imagined and finely thought out," declared The Studio Magazine when the building opened in 1906.

A building reborn for a new age

CHAPTER 2

TRANSFORMATION

The Old War Office is remade, with Raffles' first London hotel, a collection of landmark dining concepts and The OWO Residences by Raffles. A monumental project of aesthetic ambition, technical ingenuity and fine craftsmanship.

Architectural treasures, cherished and restored

The architectural and design teams retained much of the original fabric of the Grade II*-listed building, with its handsome proportions, exquisite detailing and fine materials. Remarkable architectural features such as the grand marbled central staircase and the intricate domed ceiling plasterwork are today awe-inspiring showstoppers on entering from Whitehall.

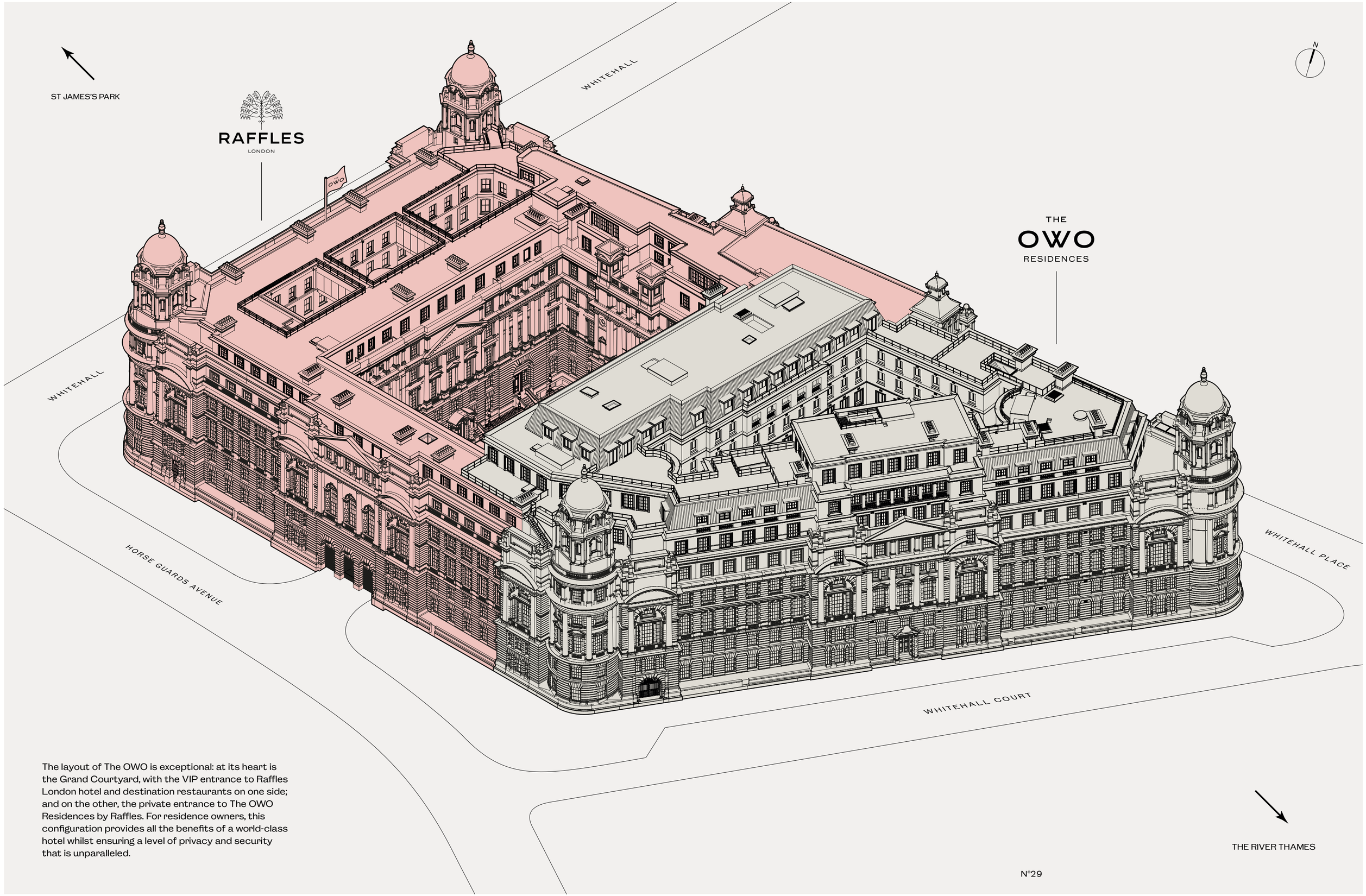
The majestic Grand Courtyard at The OWO. Here residents' valet parking is on hand at the dedicated residents' entrance.

The OWO viewed from the royal St James's Park and the arches of Horse Guards Parade.

The OWO Residences by Raffles are located in the quiet side streets on either side of the building towards the River Thames.

THROUGH TOWERING PORTALS A GLITTERING NEW WORLD AWAITS

The lofty scale and soaring ceiling heights in The OWO are retained in the new design, lending it a grandeur rarely seen in residential developments. New subterranean floors house a ballroom, swimming pool and private parking, while rooftop floors have been added with the utmost ingenuity to create light-filled spaces and terraces with some of the best views in London.



The layout of The OWO is exceptional: at its heart is the Grand Courtyard, with the VIP entrance to Raffles London hotel and destination restaurants on one side; and on the other, the private entrance to The OWO Residences by Raffles. For residence owners, this configuration provides all the benefits of a world-class hotel whilst ensuring a level of privacy and security that is unparalleled.

Homes without precedent

CHAPTER 3

RESIDENCES

Edwardian splendour is reimagined to provide the pinnacle of contemporary living at The OWO Residences, with 85 distinctive homes enjoying the most elevated levels of service from Raffles.

RAFFLES
LONDON

Living room: high ceilings, dark-wood floors and floor-to-ceiling windows create a mood of understated sophistication in this second floor reception space.

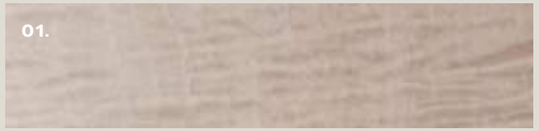
CRAFTSMANSHIP AND ELEGANCE

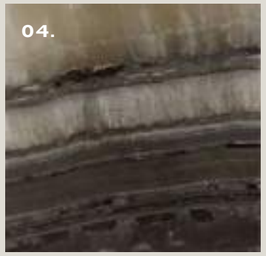
Kitchens feature finely-crafted custom cabinetry by leading British maker Smallbone of Devizes, along with Perla Venata surfaces, Crema Marfil stone floors and exquisite details such as brass inlay.

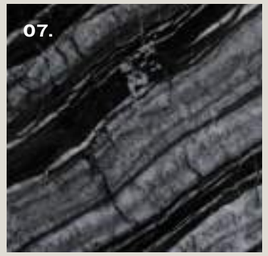
Rooftop terrace: this spectacular duplex Residence includes a large private terrace affording captivating views – and its own turret.

TO BATHE, TO RESTORE

Every Residence is a home like no other, each its own unique masterpiece in modern living, using the finest marbles, and tapware by Waterworks.







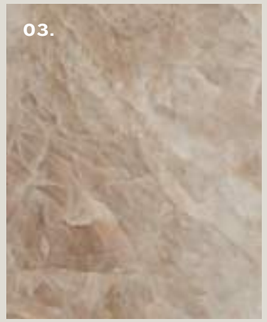
THE MATERIALITY OF LUXURY EXPRESSED IN MARBLE AND WOOD

A delicate palette in the bathrooms and powder rooms mixes creamy and black-veined marbles with softer pinks, stones and figured sycamore.

Featured materials:*

01. Figured Sycamore: Wardrobe Joinery, Principal and Secondary Bedrooms; Vanity Cabinet, Guest WC
02. American Cherry: Vanity Cabinet, Principal Bathroom
03. Crema Sofia: Floor and Walls, Principal Bathroom
04. Elegant Grey Onyx: Principal Bathroom vanity stone
05. Faux leather exterior: Principal Bedroom Wardrobe
06. Mercenised cotton carpet, 100% hand-tufted: Secondary Bedroom
07. Silver Wave: Guest WC vanity stone
08. Calacatta Brazil: Floor, Guest WC
09. Stained oak with bronze ironmongery: Floors and Doors
10. Nero Marquina: Mosaic entrance and circulation flooring laid with White Camponili

*Indicative materials only.



FINELY CRAFTED MARQUETRY ADDS THE RICHNESS OF DETAIL

The kitchen juxtaposes a variety of textures including wood grain, brass inlay, fluted glass and the smoothest of polished marbles.

Featured materials:*

01. Oak timber finish with brass inlay: Joinery, Kitchen
02. Crema Marfil: Floor, Kitchen
03. Perla Venata: Worktop, Kitchen

AMENITIES

With just 85 homes, owners are part of a very select community with full access to exceptional facilities available only to residents. Meticulously appointed spaces and the impeccable, gracious service for which Raffles is renowned, combine to create a true lifestyle experience.

A full list of the extensive residential amenities, inclusive and à la carte services is available on request.

UNPARALLELED AMENITIES EXCLUSIVELY FOR RESIDENTS INCLUDE:

Dedicated Residents' entrances
Club Lounge
Private Dining Room
Work Spaces & Meeting Rooms
Several Formal & Informal Lounges
Garden Room
Private Landscaped Garden

RESIDENTS' WELLNESS

Treatment Suite
Gym Lounge
Steam & Sauna
Changing Rooms
State-of-the-art Gym
Weights and Stretching Zone
Pilates Studio
Yoga Studio
Personal Training Studio
Access to hotel's 20m Swimming Pool with separate Vitality Pool*

LEISURE

16-seat Cinema
Games Room equipped with Bar

ADDITIONAL

Secure parking with number plate recognition
Electric Vehicle Charging Stations
Chauffeur rest facilities
Secure storage units
Secure bicycle storage

* the only amenity shared with hotel guests

Chartwell Room: one of several elegant private spaces for the exclusive use of residents leading to the private dining room.

Residents' Private Dining Room: served by The OWO's restaurants or your own private chef. Guests of residents are well looked after in the VIP Guest Lounge.

Swimming pool: an elegant space with double-height ceilings, the 20-metre Raffles hotel pool designed by Goddard Littlefair.

Gym: offering an abundance of natural light, the residents' gym has state-of-the-art equipment. Personal training can be arranged by the residents' concierge team.

Private cinema: residents can host private screenings in this elegant 16-seat cinema, designed in the sumptuous, classical style of a British theatre.

Chequers Room:: the sophisticated Art Deco decor adds a members club ambience while a bar amenity makes this space ideal for hosting private events.

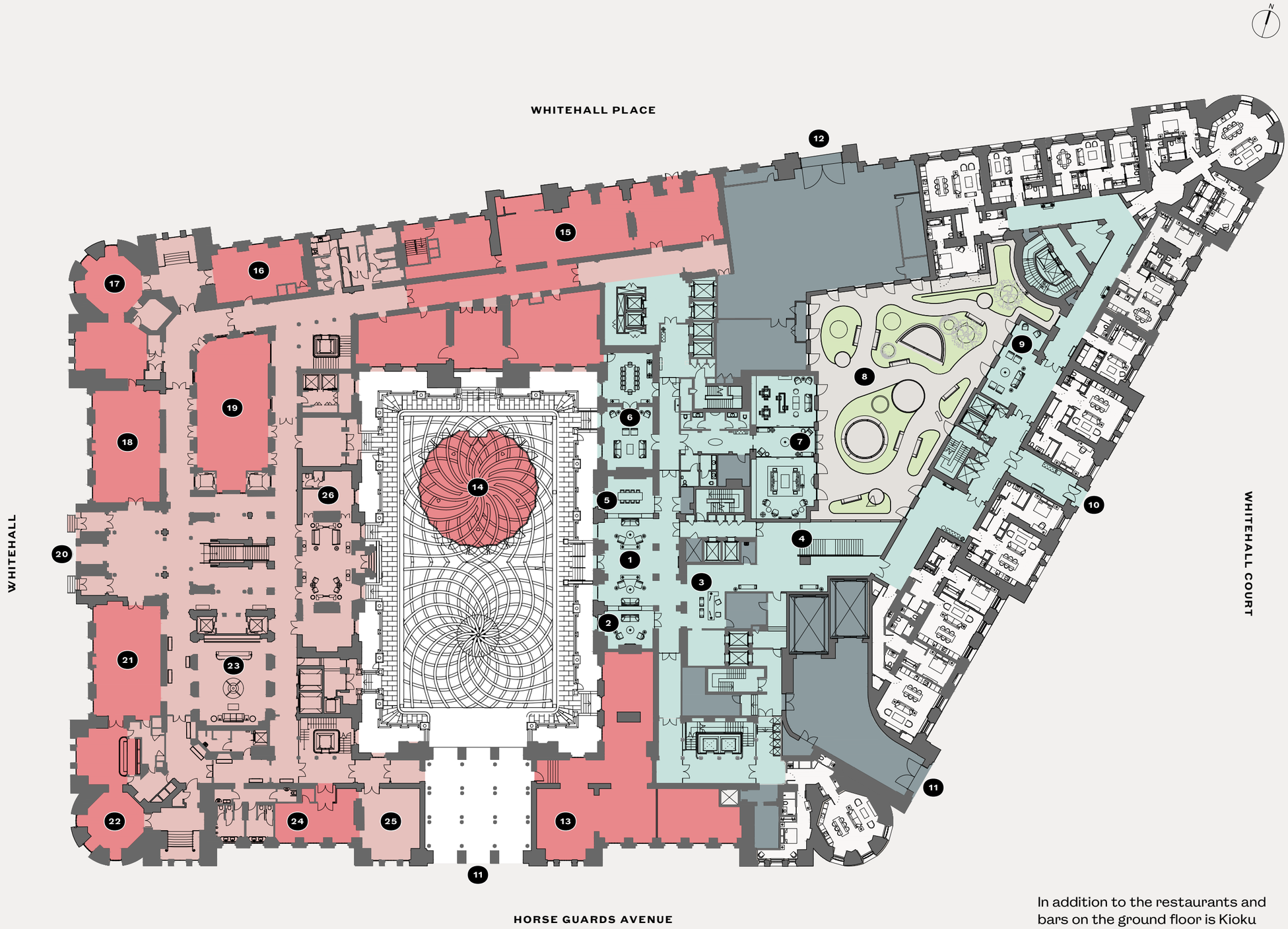
MOMENTS FROM LONDON'S BUSTLE, AN OASIS AWAITS

With its contemporary landscaping and sculptural water features, the Marcus Barnett-designed Garden is a haven for residents' exclusive use. Winding paths and imaginative English planting allow for moments of tranquility, while its vistas of greenery can be savoured when viewed from the Residences.

GROUND FLOOR PLAN

01. Residents' Lobby Lounge
02. VIP Guest Lounge
03. Residents' Concierge
04. Residents' Gym & Spa
05. The Boardroom
06. Chartwell Rooms
07. Garden Lounges
08. Residents' Garden
09. Reading Room
10. Spies Entrance
11. Parking Entrance
12. Courtyard Entrance
13. Paper Moon
14. The Pavilion (Opening 2025)
15. Whitehall Place (Opening 2025)
16. Kioku by Endo
17. Mauro's Table
18. Mauro Colagreco
19. Saison
20. Hotel Entrance
21. The Drawing Room
22. Horse Guards Bar
23. Hotel Concierge
24. Pillar Kitchen
25. L'Atelier Guerlain
26. Hotel Check-in

- Residential Amenities
- Residences
- Hotel
- Parking / Other
- Restaurants & Bars
- Residential Gardens



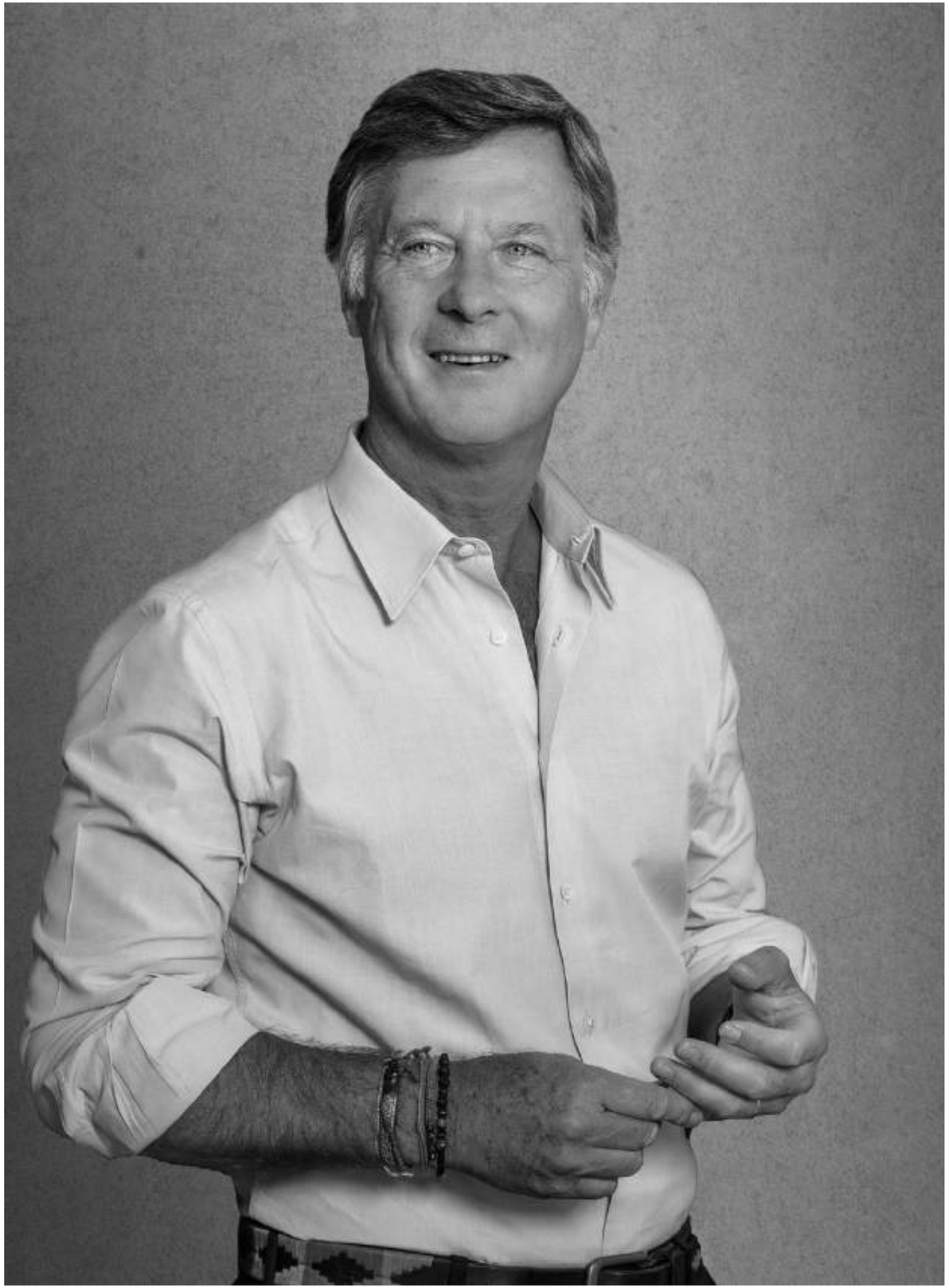
In addition to the restaurants and bars on the ground floor is Kioku by Endo, a rooftop restaurant by Japanese chef Endo Kazutoshi, and a surreptitious subterranean bar, The Spy Bar.

A haven of charm and glamour

RAFFLES

Since it opened its doors over 130 years ago in Singapore, Raffles has been synonymous with the world's finest hospitality. Now, with Raffles at The OWO, the world's most famous hotel is in London

The original Raffles Hotel in Singapore was built in 1887 and quickly became known for its glamour and gracious service. There are now Raffles hotels in the world's very best locations, from the US to China, South East Asia, the Middle East and Europe. Raffles London at The OWO is the brand's only hotel in the UK and its first Residences in Europe.



"Raffles had been waiting 130 years for a chance like this."

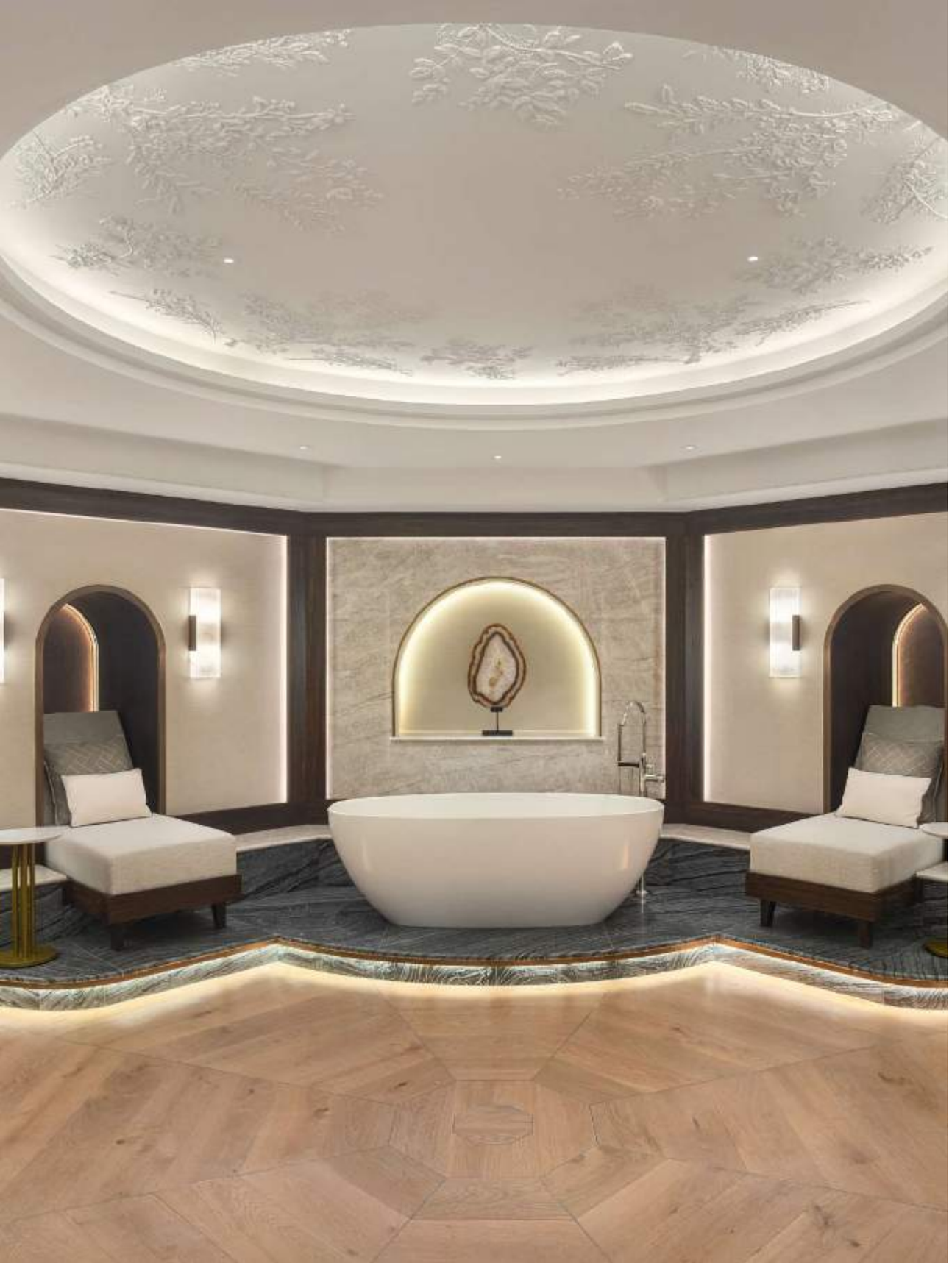
SÉBASTIEN BAZIN

CHAIRMAN AND CEO, ACCOR

The Grand Staircase at the Whitehall entrance of The OWO.

The warmest of welcomes in the greatest of cities

Raffles was the perfect match for The OWO, not only because of the exemplary service and sophisticated luxury at the heart of the Raffles ethos, but because the brand has its origins in London, from where Stamford Raffles set sail in 1819 to found modern Singapore. East and west, past and future now come together at The OWO, with guests of the hotel and owners of the residences both enjoying Raffles' legendary hospitality.



GUERLAIN
SPA

The Guerlain Spa at Raffles London at The OWO spans over 27,000 sq ft across four floors, and is one of the largest luxury hotel spas in the capital. Forming one of the key areas of this storied building, features include a spectacular 20m swimming pool, a vitality pool, exquisitely designed treatment suites, an extensive gym, and L'Atelier Guerlain.

Interior designers Goddard Littlefair created a timeless concept that envelops guests in calm and serenity. Nine treatment suites include three VIP Spa Suites and a private hair and beauty space. Guests can also enjoy personalised Guerlain make-up and perfumery services and express treatments at L'Atelier Guerlain. The Spa welcomes guests of Raffles London at The OWO, residents of The OWO Residences by Raffles, Pillar Wellbeing members, and day visitors.

PILLAR

WELLBEING

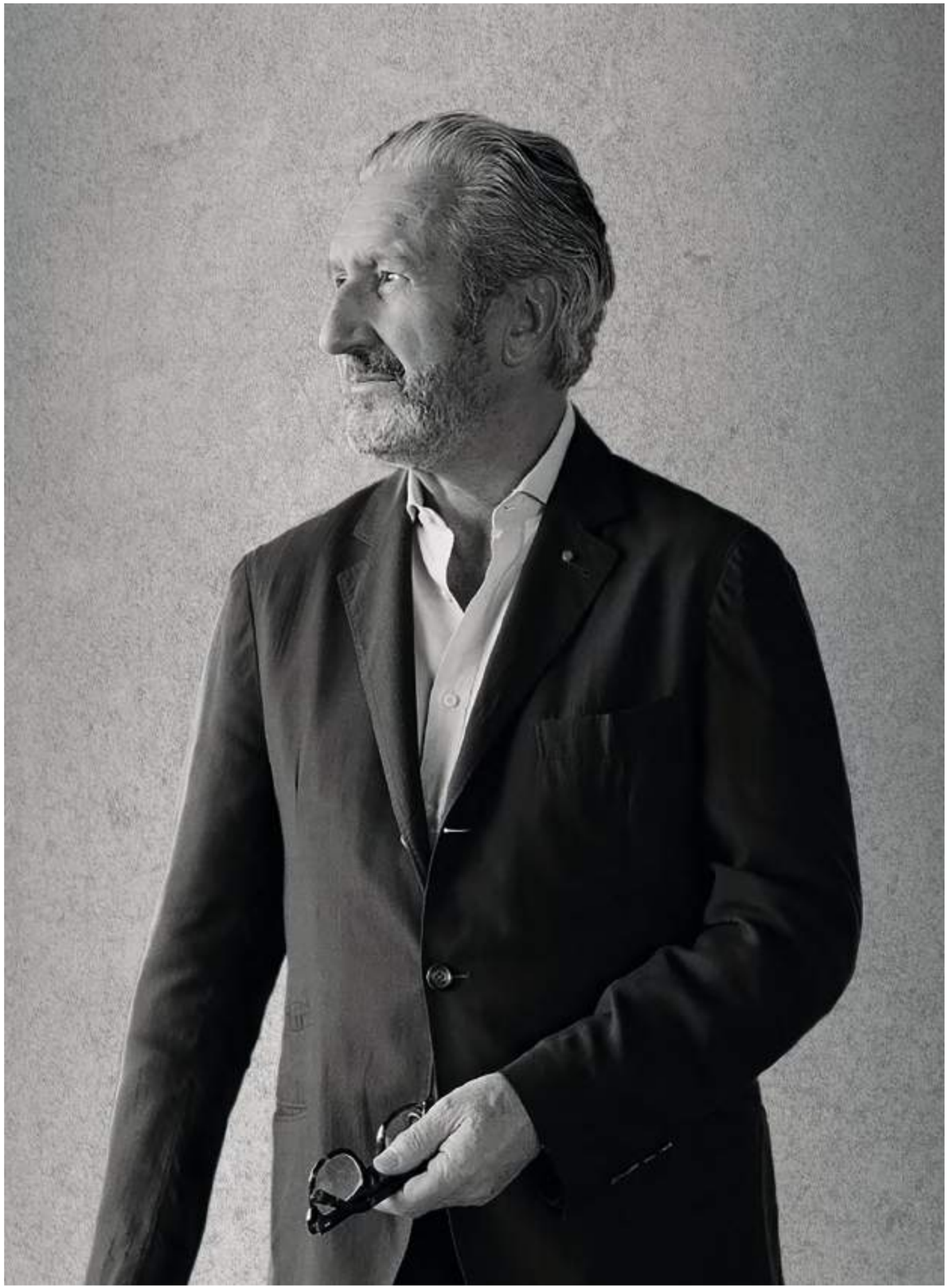
MOVEMENT, RECOVERY AND NUTRITION EXPERTS, PILLAR WELLBEING, OFFERS INNOVATIVE GYM AND HEALTH CLUB MEMBERSHIPS, AND PILLAR KITCHEN.

Pillar Wellbeing Memberships include access to the pool, gym, spa, unlimited group classes, and additional benefits.

Founded by elite performance coach Harry Jameson, Pillar caters to health-curious individuals looking to optimise their wellbeing today and future-proof for tomorrow.

Programmes are based on three 'pillars': Movement, Nourishment, and Recovery, with personalised training focusing on strength and stress relief. Practitioners provide a range of recovery experiences, and tailored nutrition from Pillar Kitchen is curated by chef Joey O'Hare.

Personal trainers and physiotherapists, many with degree-level sports science and/or pro sports backgrounds, provide expert guidance in fitness and recovery within Pillar's spa and gym facilities.



"From the very first time you walk in, you'll have the feeling: 'I'm home.'"

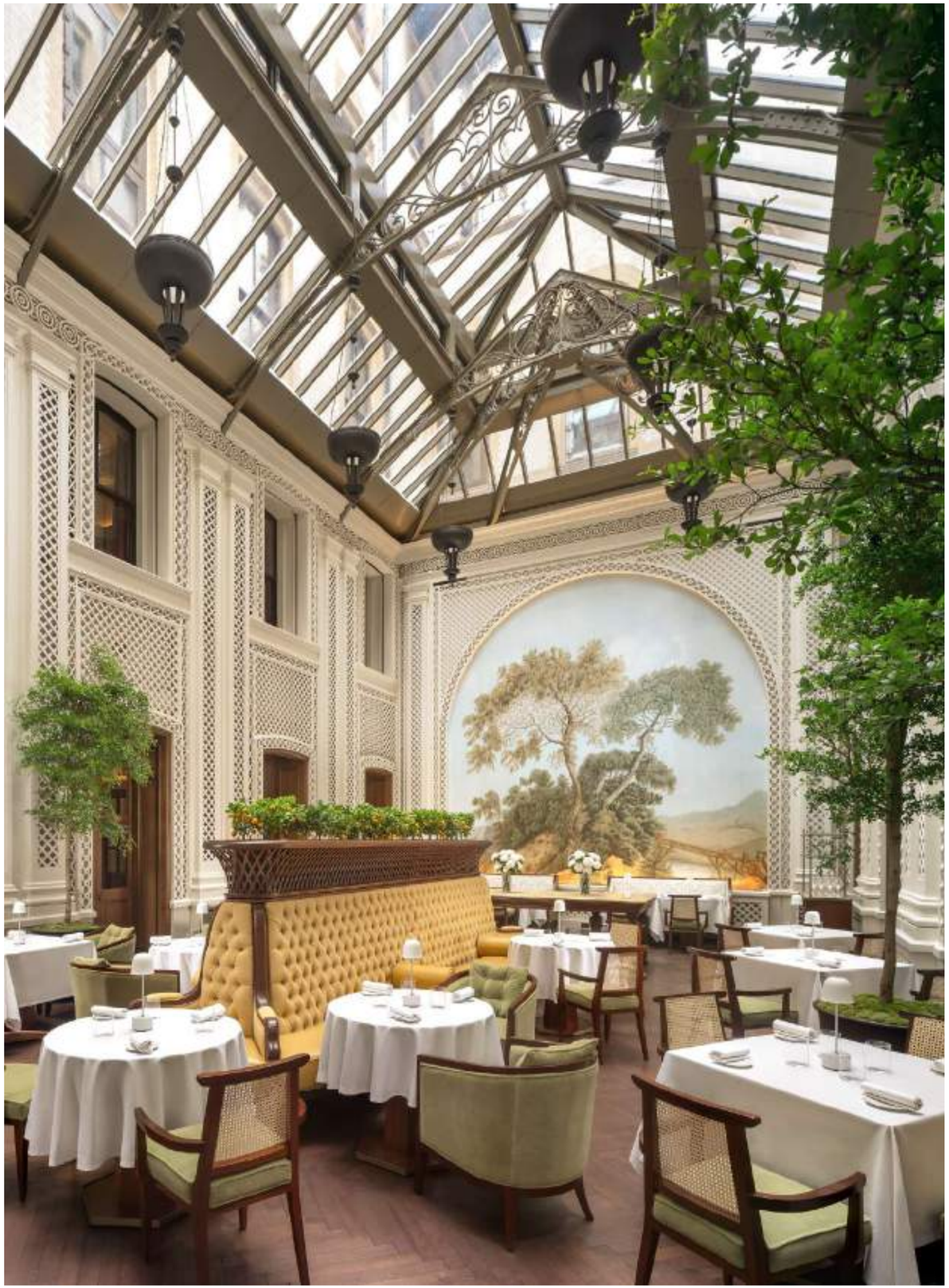
THIERRY W DESPONT

FOUNDER, THE OFFICE OF THIERRY W DESPONT

A gourmet destination in a class of its own

CULINARY EXPERIENCE

The OWO proudly houses a collection of exceptional restaurants and exquisite bars, all crafted by the world's leading chefs and renowned restaurant brands. With the expertise of top designers, architects, and artists, the destination has set a new global standard in gastronomic excellence.



MICHELIN STAR CHEF MAURO COLAGRECO AT RAFFLES LONDON

Renowned for his highly acclaimed work at Mirazur, Chef Mauro has partnered with Raffles London to create exceptional dining experiences within the building's most historic rooms. These include a fine dining restaurant, Mauro Colagreco, his personal chef's table, Mauro's Table, and a stunning all-day dining venue called Saison.

LANGOSTERIA

ENRICO BUONOCORE'S MILANESE RESTAURANT

Making its UK debut, cult Milanese restaurant Langosteria will bring its fashion-world haunt to London for the first time in 2025.

Known for its impressive selection of signature seafood dishes, Langosteria selects the best ingredients from all over the world, combining Italian traditions with a contemporary international approach.

Rooftop Bar & Restaurant: unprecedented skyline views across the capital.

Kioku by Endo

JAPANESE-INSPIRED RESTAURANT AND SAKE BAR CREATED BY MICHELIN-STARRED CULINARY DIRECTOR ENDO KAZUTOSHI

Kioku by Endo at The OWO is a one-of-a-kind Japanese-influenced restaurant on the building's rooftop, accompanied by an intimate 25-cover sake bar modelled on traditional Japanese listening bars.

The restaurant features an outside terrace and a 12-seater private dining room situated in one of the building's historical turrets, with panoramic views across St James's Park, The Mall, and Buckingham Palace.

paper moon

PAPER MOON
FAMILY-OWNED MILANESE RESTAURANT

An extension of the storied brand originally founded in Milan in 1977 and located in one of the grand heritage spaces at The OWO, Paper Moon provides a taste of genuine Italian tradition.

Offering both classic and signature dishes, the restaurant embodies the warmth of an Italian home, with olive trees and greenery intertwined throughout.

A neighbourhood beyond compare

CHAPTER 6

PLACE

The OWO occupies one of the most privileged positions in London, in the historic heart of power and on the doorstep of St James's – a corner of the city like no other, where tradition and modernity mingle with precious charm.

In the midst of royal London, a powerful address

History can be read in the street names around The OWO, which stands on the corner of Whitehall and Horse Guards Avenue. This most majestic of thoroughfares takes its name from the royal palace that once stood here, while the King's Life Guards still stand guard opposite The OWO every day.

FROM ST JAMES'S TO MAYFAIR, A LUXURY PLAYGROUND OF RARITY AND STYLE

For centuries, the streets of St James's and neighbouring Mayfair have played host to London's cosmopolitan elite. Untouched by generic luxury, today this district plays host to a distinctive and ever-evolving range of bespoke and luxury stores, galleries, auction houses, bars, private clubs and restaurants.

01.

02.

03.

03.

04.

05.

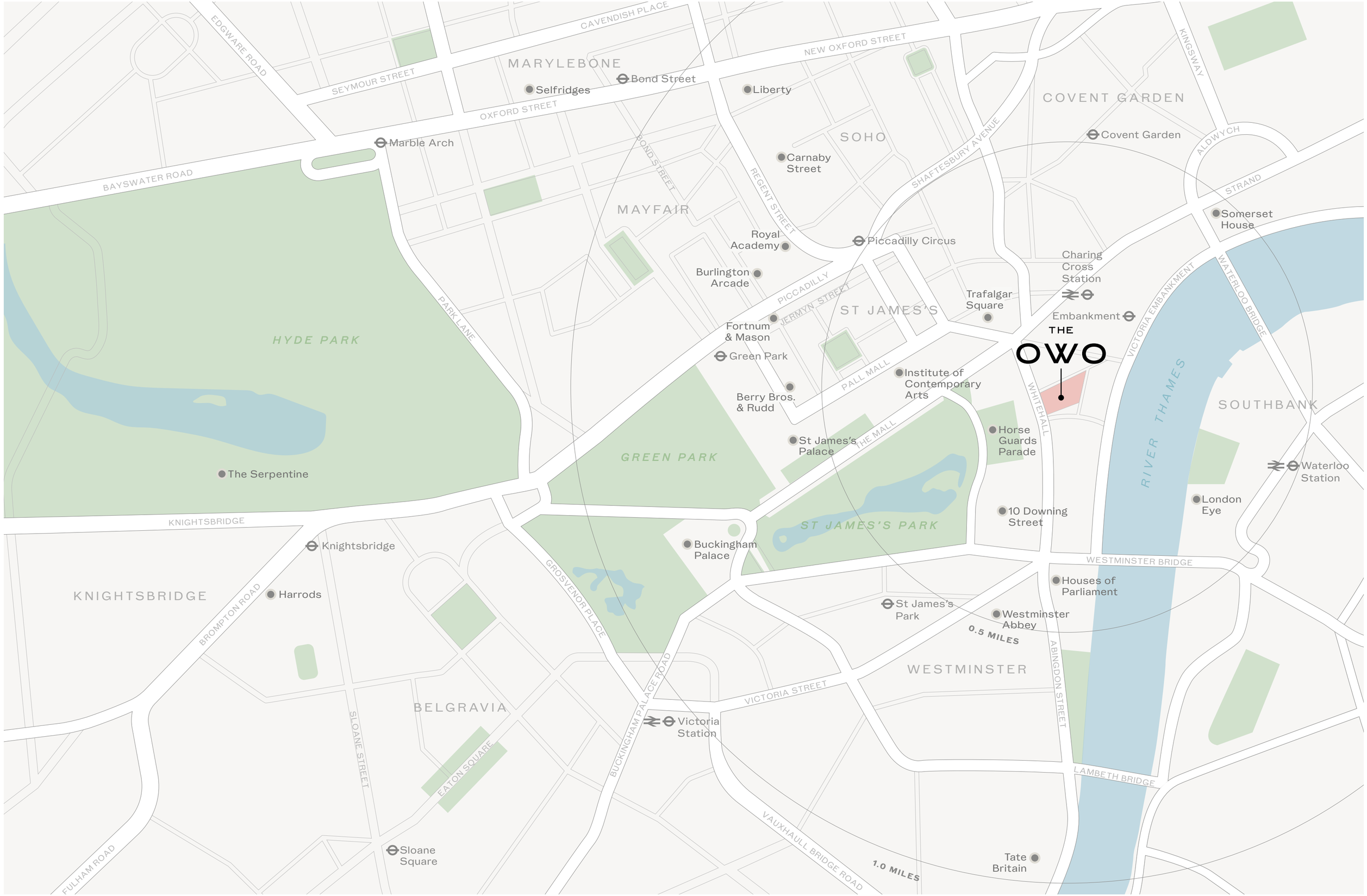
01
Piccadilly viewed from the courtyard of The Royal Academy

02
The independent boutiques of Piccadilly Arcade

03
The windows and fine wines of Berry Bros. & Rudd

04
Jermyn Street, the historic home of menswear

05
The view from Horse Guards Parade towards the London Eye


MARYLEBONE
COVENT GARDEN
SOHO
MAYFAIR
ST JAMES'S
HYDE PARK
GREEN PARK
ST JAMES'S PARK
KNIGHTSBRIDGE
BELGRAVIA
WESTMINSTER
SOUTHBANK
RIVER THAMES
EDGWARE ROAD
CAVENDISH PLACE
NEW OXFORD STREET
SEYMOUR STREET
OXFORD STREET
BAYSWATER ROAD
BOND STREET
REGENT STREET
SHAFTESBURY AVENUE
KINGSWAY
ALDWYCH
STRAND
PICCADILLY
JERMYN STREET
PARK LANE
PALL MALL
THE MALL
WHITEHALL
VICTORIA EMBANKMENT
WATERLOO BRIDGE
WESTMINSTER BRIDGE
LAMBETH BRIDGE
ABINGDON STREET
VICTORIA STREET
GROSVENOR PLACE
BUCKINGHAM PALACE ROAD
VAUXHAULL BRIDGE ROAD
KNIGHTSBRIDGE
BROMPTON ROAD
SLOANE STREET
EATON SQUARE
FULHAM ROAD
Bond Street
Selfridges
Liberty
Marble Arch
Carnaby Street
Covent Garden
Somerset House
Royal Academy
Piccadilly Circus
Burlington Arcade
Charing Cross Station
Trafalgar Square
Embankment
Fortnum & Mason
Green Park
THE OWO
Institute of Contemporary Arts
Berry Bros. & Rudd
Horse Guards Parade
St James's Palace
Waterloo Station
The Serpentine
London Eye
10 Downing Street
Buckingham Palace
Knightsbridge
Houses of Parliament
Harrods
St James's Park
Westminster Abbey
0.5 MILES
Victoria Station
Sloane Square
Tate Britain
1.0 MILES

A GLOBAL ALLIANCE OF PARTNERS AND TALENTS CAME TOGETHER TO CREATE THE OWO

HINDUJA GROUP

Founded in 1914 in Mumbai by Parmanand D Hinduja, today the Hinduja Group is led by Parmanand's sons – Gopichand, Prakash and Ashok – along with the younger generation. With a century of experience, intelligent investment and disciplined growth, today the Group is a multi-billion-pound business in multiple sectors operating in 38 countries.

IMAGE
Grade 1 listed Carlton House Terrace restoration by Hinduja Group

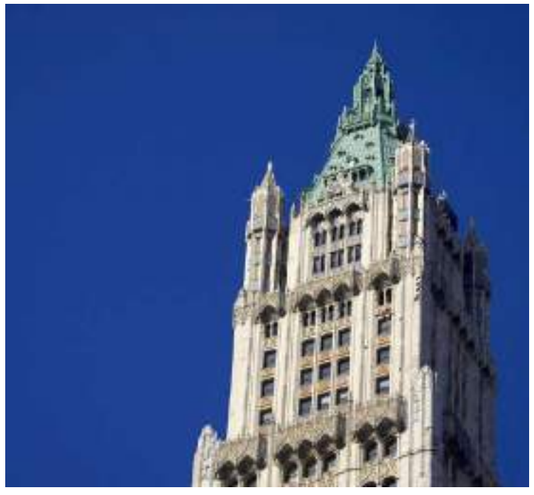
ONEX

A privately led critical infrastructure group focused on investing in strategic sectors such as power generation & renewables, telecommunication, logistics, oil & gas and real-estate. The Group has over 1,500 employees across 8 different countries.

1508 LONDON

1508 London is an interior design studio that specialises in creating luxury residential and hospitality spaces around the world. Founded in 2010 and with offices in London, New York, LA, Singapore, Sydney, Dubai, Hong Kong and São Paulo, the company has a particular expertise in working with heritage buildings, taking inspiration from a project's associated geography, history and vernacular architecture.

IMAGE
Gym Lounge, The OWO Residences, designed by 1508 London



THIERRY W DESPONT

The Office of Thierry W Despont is a New York-based design firm specialising in luxury residential work, hotels and retail, as well as museum projects and historical restorations, including The Ritz in Paris, the Statue of Liberty and Woolworth Building in Manhattan, where the firm is headquartered. The firm's signature style blends classicism with modernism to create uniquely timeless spaces.

IMAGE
Woolworth Tower Residences, New York, with interior architecture by the late Thierry Despont

EPR

EPR Architects is one of the UK's leading hotel, hospitality and residential design practices experienced in creating high-quality hotels and prime-residential apartments. Known for its sympathetic restoration of heritage buildings, EPR masterminded the transformation of a Lutyens-designed London landmark building to become The Ned, a stylish hotel and hospitality venue in the City.

IMAGE
The Ned, London, transformed by EPR Architects

THE

OWO

RESIDENCES

To discover more please request an appointment with our Residences Team.

WWW.THEOWO.LONDON

enquiries@theowo.london

Our British Partners include:

SMALLBONE

BERRY BROS & RUDD
3 ST JAMES'S STREET, LONDON
WINE & SPIRIT MERCHANTS

Residences Designer
1508 London

Garden Designer
Marcus Barnett

Residences Layout Designer
Taylor Howes

Architects
EPR Architects

Swimming Pool Designer
Goddard Littlefair

Development Manager
Whitehall Residences Ltd

Hotel Designer
Office Of Thierry Despont

Credits: CGIs - Grain London; Brand Direction - Jenny Naylor; Design and Art Direction - Greenspace.

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N°102

MORSE CODE

Morse code was a key method of communication during the First and Second World Wars. Operators were trained to recognise letters and words through an audio system of short and long beeps. The patterns shown here demark the geographical co-ordinates of The OWO.

RAFFLES

LONDON

theowo.london